

7570
1 BILL NO. R-79-02-21

2
3 RESOLUTION NO. R-06-79

4 A RESOLUTION authorizing the
5 filing of an application for
6 fiscal year 1979 Community
7 Development Block Grant Funds.

8 WHEREAS, the City of Fort Wayne has a goal the
9 provision of a decent and viable living environment for all
10 of its citizens; and

11 WHEREAS, the City of Fort Wayne has consistently
12 committed itself to the elimination of blight and deterioration
13 which is present within the community and the prevention of its
14 further spread; and

15 WHEREAS, under the provisions of the Housing and
16 Community Development Act of 1977, the City of Fort Wayne is
17 entitled to receive annual grants through the Community
18 Development Block Grant Program; and

19 WHEREAS, funding under this program must be used for
20 the promotion of viable urban communities and the prevention
21 or elimination of blight and deterioration, primarily for the
22 benefit of low and moderate income people; and

23 WHEREAS, the City of Fort Wayne has developed a
24 community development plan and program which is consistent with
25 the City's overall strategy for preventing the further spread
26 and elimination of blight and deterioration; and

27 WHEREAS, all necessary steps have been taken by the
28 Mayor and the Department of Community Development and Planning
29 staff to properly complete the attached entitlement application
30 for fifth year Community Development Block Grant funding in
31 conformance with that strategy and plan.

32 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
33 OF THE CITY OF FORT WAYNE, INDIANA:

34 1. That the attached application for \$2,639.00.00
35 in fifth year entitlement funds and the accompanying assurances
be approved and forwarded to the U.S. Department of Housing

1 and Urban Development under the signature of Mayor Robert E.
2 Armstrong.

3 2. That Mayor Robert E. Armstrong, in his capacity
4 as Chief Executive Officer for the City of Fort Wayne, be
5 authorized to act on behalf of the City in contemplating
6 contractual agreements pertaining to this grant and providing
7 additional information and documentation pertinent thereto as
8 required.

9 3. That the Common Council by its approval of this
10 application hereby reaffirms its intent to reduce and eliminate
11 urban blight within the City of Fort Wayne.

12 
13 Councilman

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20 APPROVED AS TO FORM
AND LEGALITY, _____

21 
22 CITY ATTORNEY
23 ASL
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Read the first time in full and on motion by V. Schmidt, seconded by

Q. New, and duly adopted, read the second time by title and referred to the Committee on Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock _____ M., E.S.T.

DATE: 2-13-79

Charles W. Whittemore
CITY CLERK

Read the third time in full and on motion by V. Schmidt,

seconded by George, and duly adopted, placed on its passage.

PASSED ~~(POST)~~ by the following vote:

AYES

NAYS

ABSTAINED

ABSENT

TO-WIT:

TOTAL VOTES

BURNS

HINGA

HUNTER

MOSES

NUCKOLS

SCHMIDT, D.

SCHMIDT, V.

STIER

TALARICO

DATE: 2-27-79

Charles W. Whittemore
CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as

(ZONING MAP) (GENERAL) (ANNEXATION) (SPECIAL) (APPROPRIATION) ORDINANCE

(RESOLUTION) No. B-06-79 on the 27th day of February, 1979.

ATTEST: (SEAL)

Charles W. Whittemore
CITY CLERK

Winfield C. Moore Jr.
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 28th

day of February, 1979, at the hour of 2:00 o'clock P.M., E.S.T.

Charles W. Whittemore
CITY CLERK

Approved and signed by me this 28th day of March, 1979.

at the hour of 2:30 o'clock P.

M. E. S. T.

Robert E. Armstrong
MAYOR

~~Hold~~
~~until 2/27~~

Bill No. R-79-02-21

REPORT OF THE COMMITTEE ON FINANCE

We, your Committee on Finance to whom was referred an Ordinance
A Resolution authorizing the filing of an application for fiscal year
1979 Community Development Block Grant Funds

have had said Ordinance under consideration and beg leave to report back to the Common
Council that said Ordinance Do PASS.

VIVIAN G. SCHMIDT - CHAIRMAN

WILLIAM T. HINGA - VICE CHAIRMAN

JAMES S. STIER

JOHN NUCKOLS

DONALD J. SCHMIDT

Vivian G. Schmidt
William T. Hinga
James S. Stier

John Nuckols

2-27-79

CONCURRED IN

DATE

CITY CLERK

CITY CLERK

KENNERK, DUMAS, BURKE, BACKS, LONG & SALIN

ATTORNEYS

A PROFESSIONAL CORPORATION

H. HUGH KENNERK
JAMES F. DUMAS
LARRY J. BURKE
VINCENT J. BACKS
STEPHEN D. LONG
WILLIAM N. SALIN
ROBERT OWEN VEGELER

2120 FORT WAYNE NATIONAL BANK BUILDING
FORT WAYNE, INDIANA 46802

219-749-0171

February 7, 1979

Mr. R. Steven Hill
Community Development & Planning
8th Floor, City-County Building
One Main Street
Fort Wayne, Indiana 46802

In Re: County Council Resolution for
Community Development Block Grant Funds

Dear Steve:

Enclosed is the resolution you requested. I trust this will be acceptable to you but if there are any questions, please advise.

Very truly yours,



Stephen D. Long

SDL:dd
Enclosure

4393

DIGEST SHEET

B-79-02-21

TITLE OF ORDINANCE Resolution for Council adoption of CDBG applicationDEPARTMENT REQUESTING ORDINANCE Community Development and PlanningSYNOPSIS OF ORDINANCE Council adoption of CDBG application(See attached copy of draft resolution)EFFECT OF PASSAGE Able to submit CDBG application to HUD for funding.EFFECT OF NON-PASSAGE Unable to submit CDBG application to HUD for
funding.MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) none

ASSIGNED TO COMMITTEE _____



THE CITY OF FORT WAYNE

COMMUNITY DEVELOPMENT & PLANNING
CITY-COUNTY BUILDING • ONE MAIN STREET • FORT WAYNE, INDIANA 46802

February 13, 1979

Common Council of the City of Fort Wayne
City-County Building
One Main Street
Fort Wayne, IN 46802

Dear Council Members:

So that you can have a quick reference tool for your review of the City's fifth year Community Development Block Grant (CDBG) application, I have asked the staff to prepare the following summary of the application draft. It is a synopsis of the essential points in the application, section-by-section, and we hope the Council members will find it useful in attempting to decipher the jargon and repetition which is characteristic of applications for federal funding.

Last year, I mentioned the role of the block grant as one of the many public resources which can be used to help guide development and revitalization in the City. The relationship of this and other tools to the Comprehensive Plan being developed by the Plan Commission is important. Consequently, we have made a special effort to brief the Commission during the past year concerning the philosophy of the block grant program and the development of this year's application.

You will notice two major differences in this year's application packet. First, the rather thick Community Development Plan is a requirement and must be used by the City in order to express justification for undertaking CDBG activities in the manner proposed, both in the short and longer run. Second, the application forms themselves contain a proposed three year projection of how funds will be used for the program during that period. Proposed projects are now geographically grouped in the application by neighborhood rather than by activity.

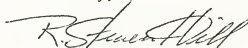
During our planning for the one and three year budget, we worked under a number of constraints. The grant amount given us was only \$58,000 higher than last year, which did not even cover inflation costs. Also, the U. S. Department of Housing and Urban Development (HUD) gave cities further pressure by advising them that neighborhood revitalization activities should be substantially complete within a six to seven year period. Quite frankly, with seven target neighborhoods to work in, I must say that meeting this time schedule will take some concerted effort on both the City's and the private sector's part.

Because of these constraints, neither staff nor the Community Development (CD) Subcommittee of the Mayor's Voluntary Participation Committee could recommend substantive expansion of the program beyond the present target neighborhoods within the seven year time frame. This necessitated delaying a decision on bringing in new neighborhoods until later in the life of the program, when more neighborhood plans are done and more funds are available. Also, we had to recommend delaying the continuation of last year's funding for the downtown semi-mall until the sixth or seventh CDBG program year, when funding levels will be high enough to allow for a limited amount of semi-mall investment. Even some of our target neighborhood activities were set in the budget at a rather lean level. Several of these projects are reflected in the Department's Revenue Sharing request currently being reviewed by the Mayor's Voluntary Participation Committee.

Throughout the entire process of developing the application, the CD Subcommittee devoted many hours of work and discussion with us in evaluating the various proposals made and how City policy for the program should deal with them. As well, the various neighborhood organizations made a diligent effort to develop some meaningful proposals for projects in their respective areas. Without such dedicated efforts, this application would not have been possible to assemble.

Although this is quite a bit of material to digest, we will need for you to take action on the application by February 27, in order to meet application submission deadlines. We will be glad to meet with you at any time during these two weeks to explain the proposed program and answer any questions relating to it. If you have any questions before meeting, please feel free to contact me or Paul Norby, the Director of Current Planning.

Sincerely,



R. Steven Hill, Director
Community Development and Planning

RSH:cva

Attachment

SUMMARY
OF
COMMUNITY DEVELOPMENT STRATEGY

The preparation of a Community Development "strategy", or plan in a report-type format is a new requirement in the Block Grant Program. The strategy is an outline of long term objectives, which will be addressed by yearly Community Development Block Grant (CDBG) programs. Within this framework, a proposed one and three year CDBG budget will be established to further implement the major policy thrusts the program is taking or should take. The strategy, which is described in this year's Community Development Plan, primarily deals with the documentation of the City's rationale for carrying out activities under the program and establishes a direction to be pursued in the future by the expenditures of CDBG monies and other funding sources.

Neighborhood Rehabilitation. The major thrust that the CD program has taken, and should continue to take for the foreseeable future, is the revitalization and rehabilitation of central city neighborhoods. Since all neighborhoods go through cycles, and problems become more severe and difficult to rectify if not addressed, it is important that these problems be recognized and addressed in their early stages, when success is more likely to be achieved with the help of a limited expenditure of public funds. Certain neighborhoods in the central core need extensive rehabilitation and possibly some spot clearance and redevelopment over a longer period of time. Some central city neighborhoods have deteriorated, but may contain strong resources (such as a major stable area, unique architecture, historical significance or other features) which can be emphasized and extended into weaker areas. Other central city neighborhoods are suffering from a particularly "soft" housing market caused by social or economic transition. Housing marketing incentives and/or rehabilitation efforts to counteract disinvestment and lack of confidence in those latter neighborhoods should be utilized for the benefit of both old and new residents. All neighborhood rehabilitation activities should include a comprehensive package of capital and public improvements, housing improvements (rehabilitation financial assistance, code enforcement, spot demolition and relocation and homeowner assistance), environmental improvements and improvement of land use patterns, when warranted. Just as different neighborhoods have varying degrees of problems, the program mix to address these problems may be adjusted for each neighborhood.

The funding level of CDBG has not changed dramatically over the last year. The funding has increased by approximately \$58,000 from last year's allocation. This represents less than a two percent increase in funding which means because of the inflation rate, less services can be purchased this year. In addition, the Department of Housing and Urban Development (HUD) has advised that the revitalization of a neighborhood be completed within approximately a seven year time frame. Because of these two factors, the addition of new target areas should be considered only when existing target areas are substantially revitalized and can be eased out of the program.

Neighborhood Preservation. Activities are aimed at neighborhoods in the central city which have rehabilitation needs but cannot be "targeted" for the comprehensive improvements described earlier because funding and resources are too limited. Thus, preservation activities would merely attempt to stop deterioration from spreading any more than it has by addressing the worst cases of structural and environmental blight.

While more substantial funding is being waited for, a neighborhood plan would be prepared with the neighborhood residents in order to formulate the specific strategy and priorities for improvement when adequate funding is available. Also, isolated cases of blight or deterioration in stable neighborhoods outside the central city should be treated so that these do not begin a neighborhood-wide cycle of deterioration. Early recognition of negative trends usually result in less expenditures, more success and a greater variety of alternatives to address these problems.

Special Redevelopment Projects. This proposed strategy asserts that there are certain needs which are residentially-oriented that must be addressed if the central city as a whole is to be made viable and healthy. One of these needs is neighborhood commercial revitalization, which encompasses activities to rejuvenate and, in cases, redevelop commercial facilities to serve central city neighborhoods. Activities may range from arranging business and structural improvement loans to capital improvements and public facilities construction. The other major need is to assist in downtown revitalization activities. Since no one source of funding can be depended on for all the public sector improvements necessary to implement the downtown plan, a variety of resources and tools must be tapped. CD funds are recommended for limited usage in tandem with other federal, state or local funding sources as well as other tools such as tax abatement or tax increment financing. Leveraging of private commitment is essential, however to meet the financial requirements of desired improvements and this should be a prime concern.

Neighborhood and City-Wide Planning. In order to better devise strategies for community development, and for that matter, the development of the entire city, a number of planning activities are needed. One priority is the continued preparation of comprehensive neighborhood plans for the remaining target neighborhoods and eventually for all city neighborhoods. City-wide planning or "program-year only" planning in each neighborhood simply will not address the needs of neighborhoods in the coordinated fashion needed to maximize the effect of limited City resources. Neighborhood plans prepared jointly with residents and addressing land use, public improvements and services, housing and economic development issues will greatly improve the decision-making process, not only with CD funds but with other public and private efforts as well. Another priority is the completion of a neighborhood analysis for the City, designed to identify areas with similar characteristics, define neighborhood planning boundaries, briefly describe conditions or issues in each sub-area and suggest future neighborhood planning and improvement priorities. Work on the City's Comprehensive Plan should help in further defining the role that various tools of the City (including Community Development) can play in striving toward a more balanced overall pattern of growth in the future.

SUMMARY OF HOUSING STRATEGY

A general housing strategy is also required as part of the Community Development Plan. Rather than include it as part of the previous section (which includes housing in a more comprehensive approach), it is summarized here, separately. Many of the goals that are found in the Housing Assistance Plan are based on this strategy.

Rehabilitation/New Construction in the Central City. Housing improvements dealing with rehabilitation of existing dwellings and construction of new units should be emphasized in central city neighborhoods for three reasons. First, these areas have the greatest need for housing quality improvement and improvement of the housing stock conforms with the overall Community Development strategy of focusing activities and resources in these areas. Secondly, as these neighborhoods improve, low and moderate income families present there may feel the pressure of rising economic values. Therefore, there is a need to increase the housing stock available to and affordable by them should they desire to remain in the neighborhood. Thirdly, many of these central city neighborhoods do have significant numbers of moderate or middle income families who would seriously consider leaving in the future if the image of the neighborhood is not changed or stabilized. Since it is easier to retain moderate or middle income families in the neighborhood because of this commitment than to attract these same families back into the neighborhood, a greater diversity of income mix is more likely to be achieved through preserving the neighborhood with its existing housing stock and occupants. Rehabilitation assistance could be in the form of direct low-interest rehabilitation loans, subsidized interest rates and guarantees on private market loans, direct rehabilitation, homesteading and Section 8 lease subsidies. New construction assistance could take the form of public housing, publicly-sponsored housing, non-profit sponsored housing and developer-sponsored housing.

Encourage New Construction of Family Units Outside the Central City. Family and large family housing assistance for low and moderate income households is needed outside the central city in order to increase housing opportunities in areas of the City from which they have traditionally been isolated. This is in conformance with federal housing policies which HUD is giving increasing attention to in evaluating the HUD-funded activities of cities. Also, such a strategy will help alleviate the severe "impacting" of concentrated lower income residents which occurs primarily in the central city, contributing to its lack of economic viability.

Discourage Large Concentrations of Assisted Units in Any Neighborhood. While recognizing that housing developers must be able to package housing projects of an economically feasible size, assisted family and large family housing should not be built in such large concentrations that a severe impact on existing neighborhoods will result. Implementation of such a strategy will better ease the absorption of lower income residents and housing into a neighborhood.

Allow for Use of Existing Standard Quality Housing for Lower Income Residents Throughout the City. The primary vehicle for accomplishing this is use of the Section 8 leased housing subsidies for individual units. This program allows a landlord to receive a fair market rent, which will provide for adequate maintenance, while at the same time guaranteeing that an eligible lower income tenant will not have to pay more than 25% of his or her income for rent. Obviously, more housing opportunities and less "impacting" should result. This program can also be used as a tool for upgrading the existing housing stock of absentee landlords by providing financial incentives for having standard quality housing.

Provide Needed Housing for the Handicapped. The existing low-moderate income housing stock does not adequately provide for handicapped people. Suitable housing for such people should be adapted from the existing stock or constructed. The proposed Housing Assistance Plan provides in its Goals Section for this type of housing.

Provide for Housing in the Downtown Area. One need which has been voiced concerning downtown revitalization is the need to encourage more activity in, and use of, the CBD on a 24-hour basis. There are a number of structures in the CBD not presently being used, which could be rehabilitated for use as housing. Likewise, many multiple story buildings are only utilized on the ground level, with potential for housing reuse on the upper levels remaining undeveloped. Therefore, housing resources and incentives available to the City are recommended for future use in the downtown area.

SUMMARY OF THE FIFTH YEAR APPLICATION PROCESS

The City of Fort Wayne's Fifth Year CDBG process to date has been a concerted effort of the Community Development target neighborhoods, the Community Development Subcommittee of the Mayor's Voluntary Participation Committee (MVCP) and the staff of Community Development and Planning (CD & P). The staff of CD & P also met with various civic groups, local businesses, the City Plan Commission and the general public to obtain input for the CD Plan. Needs were analyzed, policies were evaluated and a CDBG proposal was developed which addressed the information received from these meetings and contacts.

From July 1, 1978 through January 15, 1979, the target neighborhoods and the staff of CD & P had a series of approximately 40 meetings and work sessions to review neighborhood needs related to the Block Grant program. During this time frame, two of the designated seven target areas have proceeded through the comprehensive neighborhood planning process to the extent that a definite revitalization focus could be defined which would build on the past efforts of the Block Grant program.

Although only two of the seven target neighborhoods completed the comprehensive neighborhood planning process, CD & P staff worked with all target areas and any other neighborhoods requesting assistance in Community Development planning. These neighborhood meetings were conducted to evaluate problems facing the neighborhood, to introduce these neighborhood groups to the planning process, and to explain to the neighborhood groups the eligibility criteria for CDBG funding.

On October 16, 1978, the Community Development Committee conducted a public hearing in the City-County Building to present the Performance Report on past CDBG expenditures. The information gathered from this public meeting was utilized to ascertain how effectively and efficiently past CDBG expenditures were addressing the critical needs identified.

The Community Development Committee conducted two public hearings with the first hearing being held in two sessions in order to receive suggestions from the community at the beginning of the application planning process. The first session was November 16, 1978, at the Main Branch of the Public Library, and the second session was held November 20, 1978, at Bunche Elementary School. Eight neighborhoods made their requests at these two sessions.

Following these two sessions, the Community Development Committee, whose membership is representative of the City and the target neighborhoods, initiated its review. First, the Community Development Committee participated in updating and reconsidering the policy upon which to base a recommendation for the CDBG program budget. This exercise was conducted to provide a framework through which the committee assessed individually requested projects for CDBG funding. Each request for CDBG funding was evaluated for its eligibility for CDBG funding in accordance with program criteria and how it fulfilled the policy guidelines adopted by the committee last year. Those guidelines were then updated and revised in order to help make final budget recommendations.

The CD Committee met nine times prior to recommending a CDBG Budget. The committee reviewed, in detail, proposed housing programs funded through Neighborhood Care, Inc., the Redevelopment Commission's request for Downtown, the Metropolitan Human Relations Commission's proposal for a Fair Housing Program, Nebraska's and LaRez's request for additional CDBG monies, and the staff requests for administration and planning funding.

Finally, the most difficult task of the Community Development Committee was in developing a budget. This required the committee to reduce the requested funding from \$3,507,990 to \$2,739,000, which includes the anticipated \$100,000 annual income received from repayment from outstanding rehabilitation loans. Eligibility criteria for CDBG expenditures and the previously adopted policy guidelines by the CD committee were the most important tools utilized in determining whether a request would be considered to be placed in the recommended budget.

The Community Development Committee held a second public hearing on January 24, 1979 to receive comment on the proposed recommended budget. Immediately, after the second public hearing, the CD committee met and approved their one and three year program recommendations and forwarded it to the Mayor for his consideration, prior to submission of the proposed application to City Council. Thus, this CDBG application is the culmination of many hours of analysis, review and suggestions from the community, the citizen's committee, CD & P staff, the Plan Commission and the Mayor.

RECOMMENDED

FIFTH YEAR CDBG PROGRAM BUDGET
July 1, 1979 to June 30, 1980

	<u>CD Funds</u>	<u>% of Orig. Request</u>	<u>Other Sources</u>
<u>Neighborhood Rehabilitation</u>			
- Capital Improvements (7 neighborhoods at \$100,000 each plus technical service cost)	\$ 735,000	100%	
- Housing Improvements			
Acquisition	\$ 46,000	33%	Revenue Sharing
Code enforcement	40,000	100%	
Clearance, demolition	15,000	100%	
Direct rehabilitation	45,000	100%	
Rehab. loans & grants	780,000	98%	100,000 Program Income
Rehab. Program Salaries	213,416	100%	
Emergency Loans	100,000	50%	Revenue Sharing
Relocation	85,000	100%	
Housing counseling (Admin.)			(HUD Counseling Grant)
Environmental Services	63,100	100%	Revenue Sharing. CETA
<u>Fair Housing Monitoring</u>	18,200	26%	CETA
<u>Planning and Management</u>	124,500	95%	Civil City
Salaries			
Housing Condition Survey			
<u>Administration</u>	339,798	89%	Civil City
Salaries			
Overhead			
<u>Contingencies (5.1%)</u>	133,986	67%	
Capital Improvements			
Housing Activities			
Fair Housing			
Planning & Management			
Match for EDA Grant (\$16,415)			
Administration			
GRAND TOTAL	\$2,739,000		

PROPOSED THREE YEAR CDBG PROGRAM BUDGET

The regulations for the CDBG program have been revised in the last year and now require a three year budget in the application. The purpose of the three year budget is to give the program some direction beyond the current budget year. This three year budget is only a guidance tool and may be revised in future years to reflect changing conditions or opportunities.

PROPOSED THREE YEAR BUDGET

Neighborhood Rehabilitation

Capital Improvements	\$2,290,000
Housing Improvements	4,285,000
Acquisition	
Code Enforcement	
Clearance, Demolition	
Direct Rehabilitation	
Rehabilitation Loans & Grants	
Relocation	
Emergency Loans	
Relocation	
Environmental Services	
Housing Counseling (included under Administration)	

Downtown Improvements

Semi-mall and facade program	200,000
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<u>Fair Housing Monitoring</u>	58,000
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<u>Planning and Management</u>	380,000
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<u>Administration</u>	1,110,000
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<u>Contingencies</u>	<u>418,000</u>
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GRAND TOTAL	\$8,747,000
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Program Resources	8,747,000
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Program Income	500,000
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CDBG Target amount	\$8,247,000
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DESCRIPTION OF PROPOSED ACTIVITIES

Neighborhood Rehabilitation

Capital improvements. Recommend continued installation or construction of curbs, sidewalks, street lighting, special design projects and other appropriate public improvements in concentrated impact areas located within each target neighborhood. Capital improvements in impact areas would be intended to improve visual conditions and safety, encourage investment in housing improvements, build on strong neighborhood resources and increase confidence in neighborhood viability.

Housing improvements. Housing code inspections and enforcement would be targeted within a rehabilitation area to assist and encourage housing improvements by both owner-occupants and landlords. Direct low-interest rehabilitation loans or grants would be made to homeowners within the target areas who desired financial assistance in making needed improvements. Direct rehabilitation would be used on structures which are acquired because they are vacant or no other feasible improvement alternative exists for occupied structures. Houses which are dilapidated beyond feasible repair will be demolished, through use of housing code enforcement. Relocation assistance would be provided to those whose property is acquired for extensive rehabilitation or demolition.

Acquisition. Funding would be used to acquire properties for re-use as neighborhood facilities, for direct rehabilitation and for urban homesteading (which allows lower income households to acquire their own homes at minimal cost on the agreement that they live in them and restore them to good condition).

Environmental Services. This activity concentrates on ridding target neighborhoods of long-standing trashy conditions, abandoned demolition materials, overgrown vacant properties and performing other visual beautification projects. Teams of CETA-paid youth are used in each target neighborhood for this program during the summer months. A special program to paint, free of charge, the exteriors of the homes of those financially or physically unable to do so would be continued, using block grant funding for paint and materials and for CETA labor.

Emergency Loans. This fund would provide for low-interest housing rehabilitation loans to homeowners with critical defects of an emergency nature. Although the financial assistance would only be triggered by an emergency situation, it is particularly important that it be available in order to arrest the isolated occurrences of blight that could easily spread to larger portions of neighborhoods outside the target areas. Assistance would include, if the owner desired, improvements beyond the defects which made it an emergency situation (i.e. major roof, heating system, electrical wiring, plumbing, or other critical structure problems).

Housing Counseling. This fund will assist homeowners in understanding the responsibilities of home ownership and assist in budgeting to meet the financial responsibility of homeownership. Guidance in the techniques of proper housing maintenance will also be given.

Downtown Improvements. CDBG funding would be used with other monies for the construction of the semi-mall along Wayne and Calhoun Streets. This project is an integral part of the overall downtown revitalization plan. However, the major thrust of the CDBG program is the preservation of low and moderate income neighborhoods. Because of a less than two percent increase in the 5th year Community Development Entitlement, it is doubtful that a major commitment could be made in the proposed fifth year CDBG budget for downtown improvements without diluting the effectiveness of neighborhood revitalization programs that have had previous CDBG investment. CDBG monies are recommended for downtown improvements in the last two years of the three year program. This money should be used to attract other public or private monies to assist in revitalization of the downtown area.

Fair Housing Monitoring and Assistance. Activity in this area is not only desirable from a housing opportunity, housing marketing, and neighborhood stability viewpoint, but is also a requirement of the CDBG program in that the City must certify to HUD that it is actively promoting and upholding fair housing practices in the area. Program activities in this area are handled by the Human Relations Commission because they are empowered to do so by local ordinance. Activities would include monitoring of housing practices, investigations of complaints, counseling of potential victims of questionable practice and the taking of legal recourse, if warranted.

PLANNING AND MANAGEMENT

Neighborhood Planning. Using a staff team approach, City staff and neighborhood residents have examined present conditions and trends, identified problems and desired goals in developing a comprehensive neighborhood plan for two of the seven target areas. These comprehensive neighborhood plans will be printed, distributed and presented to the City Plan Commission and City Council. Plans for the remaining five target neighborhoods will be completed prior to staff working with non-target neighborhoods in developing plans. Additionally, ongoing neighborhood project planning is provided by CD & P staff to areas needing such assistance.

Neighborhood Analysis. Prior to conducting neighborhood planning activities in any non-target neighborhoods, a City-wide neighborhood analysis will be prepared. This document would analyze characteristics of various portions of the City, divide the City into neighborhoods or sub areas and indicate the major trends, problems and strengths present in each area. The analysis would then be used to set future neighborhood planning activities and developing future Community Development strategies or programs.

Community Development planning: This activity involves the preparation of the Community Development Plan which is submitted to HUD, the CDBG application, the Housing Assistance Plan, working with neighborhoods to do the detailed planning of improvements and working with other citizen's groups.

Housing Condition Survey. This activity involves an external survey of housing conditions to indicate which areas in the city have a good housing stock, a housing stock that is beginning to deteriorate, or a housing stock which needs a stimulus to regenerate itself. From this data, strategies can be devised to upgrade or stabilize the existing housing stock. This housing information is vital for the completion of a Housing Assistance Plan which is part of the CDBG application.

PROGRAM ADMINISTRATION

Administrative. Involves general administration of program activities, record keeping, accounting, general supervision of the construction process, program monitoring and evaluation.

Overhead. This item includes the costs the City must pay for Social Security, PERF, insurance, unemployment compensation and materials.

Contingencies. Aside from matching funds which must be allocated in order to receive the City's economic planning grant, all items in this category represent possible cost overruns that could result from the above budgeted projects or activities.

PROPOSALS RECEIVED FOR COMMUNITY DEVELOPMENT
BLOCK GRANT FUNDING - FIFTH YEAR

<u>Project Description</u>	<u>Total funding</u>	<u>Recommendation</u>	
		<u>Partial funding</u>	<u>No funding</u>
<u>Nebraska</u>			
a. Capital improvements - lighting, curbs, and sidewalks	+		
b. Housing improvements	Included	under Neighborhood	Care
c. Neighborhood Center improvements - pave parking lot, additional space for expansion			+
d. Staff position			+
<u>Northwest Central</u>			
a. Capital improvements	+		
b. Housing improvements	Included	under Neighborhood	Care
<u>East Side</u>			
a. Capital improvements			+
b. Housing improvements	Included	under Neighborhood	Care
<u>West Central</u>			
a. Capital improvements - curbs, sidewalks, & street lights	+		
b. Housing improvements	Included	under Neighborhood	Care
<u>Hanna-Creighton</u>			
a. Capital improvements	+		
b. Housing improvements	Included	under Neighborhood	Care
<u>East Central</u>			
a. Capital improvements - curbs, sidewalks, & street lights	+		
b. Housing improvements	Included	under Neighborhood	Care
<u>LaRez</u>			
a. Capital improvements	+		
b. Housing improvements	Included	under Neighborhood	Care
c. Staff positions for neighborhood association			+
d. Funds for direct housing to neighborhood association			+
<u>Oxford</u>			
a. Capital improvements - sidewalks, and street lights	+		
b. Housing improvements	Included	under Neighborhood	Care
<u>Metropolitan Human Relations Commission</u>			
a. Fair Housing counseling		+	

PROPOSALS RECEIVED FOR COMMUNITY DEVELOPMENT
BLOCK GRANT FUNDING - FIFTH YEAR

Project Description
Total funding
Recommendation
Partial funding
No funding

Downtown Improvements

a. Semi-mall continuation -
Wayne and Calhoun Streets

+

b. Commercial facade res-
toration grant

+

Neighborhood Care - Housing Improvements

a. Acquisition

+

b. Code Enforcement

+

c. Clearance, demolition

+

d. Direct rehabilitation

+

e. Rehabilitation loans & grants

+

f. Rehabilitation program salaries

+

g. Emergency loans

+

h. Relocation

+

i. Housing counseling

Included under Administration

j. Environmental services

+

Planning and Management

+

Administration

+

EXPLANATION OF ACTIVITIES NOT SELECTED FOR FUNDING

Ineligible Suggested Activities

Social Services. Proposed social service activities were determined from CD regulations to be ineligible for three reasons. First, sponsors could not show that other Federal assistance had been applied for and denied. Secondly, some activities did not meet HUD regulations pertaining to service population. Additionally, all service activities must be shown as necessary in order to assure success of physical development activities. The staff position requested for Nebraska was declared ineligible because there was no reason to believe that the staff would be carrying out or administrating CDBG activities. Thirdly, it was not documented that other federal funds for the position were unavailable and the service proposed was not determined as necessary for the implementation of block grant activities. Finally, at the time this proposed budget was being considered by the CD committee, the administrative portion of the budget accounted for nearly 20% of the total CDBG budget. HUD allows for a maximum of 20% of CDBG to be used for administration. Any additional staff to provide social services, even if the social service was an eligible activity, would have resulted in an administrative budget exceeding 20%.

Eligible Suggested Activities

Social Services. Eligible social service activities were not independently funded if it was determined that local government agencies could provide the service by extending or otherwise expanding their programs or if it was reasonable that costs could be absorbed by the target neighborhood from their CD allocation. The request from LaRez asking for CDBG funds for partial replacement of CETA funded neighborhood staff to assist in citizen participation was felt to be a duplication of services which are presently offered by the City. Thus, it would be difficult to prove the required increase in service level prior to funding. LaRez was encouraged to use their present CDBG monies which they receive for mailing and printing costs if they felt this staff position would be more effective in providing citizen participation.

Additional Target Neighborhood Designation. Neighborhoods that have not been in the CD Program and requested funding as comprehensive neighborhood revitalization areas (such as Hoagland-Masterson, and East Side Neighborhood) were not included in the program for three reasons. First, effective program implementation requires that comprehensive neighborhood plans with an improvement strategy be prepared to determine needs and direction so that appropriate resources and programs can be made available. Otherwise, ineffective, inappropriate, or non-complimentary actions can be taken and limited resources can be wasted. Instead of full funding, CD & P staff, along with the residents, will prepare a comprehensive neighborhood plan for areas including those neighborhoods. Depending on the outcome of the planning process, full program funding can be considered in a future year to assist in implementing portions of the neighborhood plan. Secondly, the CDBG Entitlement might not be sufficient to meet the already identified needs in existing target neighborhoods, once these plans are completed and analyzed together. Thirdly, HUD recently came out with program guidelines advising that CDBG expenditures should be at a sufficient level in target areas to warrant completion of the task in a seven year time frame. Because of a limited budget, the addition of other areas at this time would seriously affect the ability of the program to meet this time frame, would weaken the program elsewhere, and would jeopardize the investment or progress already made.

Downtown Improvements. One proposal for the Central Business District was not recommended for funding. Before HUD would approve the proposed facade grant program as eligible for CDBG funding, it must be shown how this program, as an economic development activity, will substantially benefit low and moderate income families. Also, the limited amount of funding for this program year and the commitment that the City has made to complete activities in the seven target areas in a seven year period does not allow for new activities, much less the immediate continuation of the semi-mall funding. However, limited fiscal resources for the semi-mall have been recommended for the three year CDBG program.

DRAFT

OMB Approval No. 29-R0218

FEDERAL ASSISTANCE		2. APPLICANT'S APPLICATION	a. NUMBER	3. STATE APPLICATION IDENTIFIER	a. NUMBER
1. TYPE OF ACTION <input type="checkbox"/> PREAPPLICATION <input checked="" type="checkbox"/> APPLICATION <small>(Mark appropriate box)</small> <input type="checkbox"/> NOTIFICATION OF INTENT (Opt.) <input type="checkbox"/> REPORT OF FEDERAL ACTION		b. DATE Year month day 19 79 3 1	b. DATE Year month day ASSIGNED 19		
4. LEGAL APPLICANT/RECIPIENT a. Applicant Name : City of Fort Wayne, Indiana b. Organization Unit : Dept. of Comm. Dev. and Planning c. Street/P.O. Box : 800 City-County Bldg., One Main St. d. City : Fort Wayne e. State : Indiana f. Contact Person (Name & telephone No.) : R. Steven Hill (219) 423-7708		5. FEDERAL EMPLOYER IDENTIFICATION NO. 35-600-1029		6. PRO. GRAM a. NUMBER : 114 2 18 b. TITLE : Community Development Block Grant Program (entitlement)	
7. TITLE AND DESCRIPTION OF APPLICANT'S PROJECT Rehabilitate central city neighborhoods using capital, housing, & environmental improvements & property acquisition. Provide spot housing improvements where critically needed outside target neighborhoods. Assist with revitalization improvements in the CBD. Continue comprehensive neighborhood planning activities. Plan & administer program elements.		8. TYPE OF APPLICANT/RECIPIENT A-State B-Incumbent C-Substate D-County E-City F-School District G-Special Purpose District Enter appropriate letter <input type="checkbox"/> E		9. TYPE OF ASSISTANCE A-Base Grant B-Supplemental Grant C-Loan Enter appropriate letter(s) <input type="checkbox"/> A	
10. AREA OF PROJECT IMPACT (Names of cities, counties, States, etc.) City of Fort Wayne		11. ESTIMATED NUMBER OF PERSONS BENEFITING 28,000		12. TYPE OF APPLICATION A-New B-Revision C-Amendment Enter appropriate letter <input type="checkbox"/> A	
13. PROPOSED FUNDING a. FEDERAL \$ 2,639,000.00 b. APPLICANT .00 c. STATE .00 d. LOCAL .00 e. OTHER .00 f. TOTAL \$ 2,639,000.00		14. CONGRESSIONAL DISTRICTS OF: a. APPLICANT : Indiana 4th b. PROJECT : Indiana 4th c. PROJECT START DATE : 19 79 8 7 d. PROJECT DURATION : 18 Months e. ESTIMATED DATE TO BE SUBMITTED TO FEDERAL AGENCY : 19 79 4 16		15. TYPE OF CHANGE (For Use or Use) A-Increase Dollars B-Decrease Dollars C-Increase Duration D-Decrease Duration E-Cancellation Enter appropriate letter(s) <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
20. FEDERAL AGENCY TO RECEIVE REQUEST (Name, City, State, ZIP code) Dept. of Housing & Urban Development, Indianapolis, IN 46204		21. REMARKS ADDED <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		22. THE APPLICANT CERTIFIES THAT a. To the best of my knowledge and belief, data in this preapplication/application are true and correct, the document has been duly authorized by the governing body of the applicant and the applicant will comply with the attached assurances if the assistance is approved. b. If required by DMB Circular A-95 this application was submitted, pursuant to its instructions therein, to appropriate clearinghouses and all responses are attached: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No c. State Planning Services Agency <input type="checkbox"/> d. NE Indiana Regional Coordinating Council <input type="checkbox"/>	
23. CERTIFYING REPRESENTATIVE a. TYPED NAME AND TITLE : Robert E. Armstrong Mayor b. SIGNATURE :		24. AGENCY NAME 19 79 3 1		25. APPLICATION RECEIVED 19	
26. ORGANIZATIONAL UNIT 19		27. ADMINISTRATIVE OFFICE 19		28. FEDERAL APPLICATION IDENTIFICATION 19	
29. ADDRESS 19		30. FEDERAL GRANT IDENTIFICATION 19		31. ACTION TAKEN a. AWARDED <input type="checkbox"/> b. REJECTED <input type="checkbox"/> c. RETURNED FOR DEFERMENT <input type="checkbox"/> d. DEFERRED <input type="checkbox"/> e. WITHDRAWN <input type="checkbox"/>	
32. FUNDING a. FEDERAL \$.00 b. APPLICANT .00 c. STATE .00 d. LOCAL .00 e. OTHER .00 f. TOTAL \$.00		33. ACTION DATE 19		34. STARTING DATE 19	
35. CONTACT FOR ADDITIONAL INFORMATION (Name and telephone number) 19		36. ENDING DATE 19		37. REMARKS ADDED <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
38. FEDERAL AGENCY A-95 ACTION a. In taking above action, any comments received from clearinghouses were considered. If agency response is due under provisions of Part 1, OMB Circular A-95, it has been or is being made. b. FEDERAL AGENCY A-95 OFFICIAL (Name and telephone no.)					

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ANNUAL COMMUNITY DEVELOPMENT PROGRAM		1. NAME OF APPLICANT <u>City of Fort Wayne, Indiana</u>	
PROJECT SUMMARY		2. APPLICATION/GRANT NUMBER <u>B-79-MC-18-0003</u>	
3. PERIOD OF APPLICABILITY			
FROM <u>July 1, 1979</u>	TO <u>June 30, 1980</u>	4. <input checked="" type="checkbox"/> ORIGINAL (each year) <input type="checkbox"/> REVISION, DATED _____ <input type="checkbox"/> AMENDMENT, DATED _____	
5. NAME OF PROJECT <u>Oxford Neighborhood Strategy Area</u>		6. PROJECT NUMBER <u>0/7982</u>	7. ENVIRONMENTAL REVIEW STATUS <u>under review</u>
8. ENTITY WITH RESPONSIBILITY FOR CARRYING OUT THE PROJECT <u>Department of Community Development & Planning</u>		9. TELEPHONE NUMBER <u>219/423/7708</u>	
10. DESCRIPTION OF PROJECT <u>nature and purpose of project</u> <u>component activities</u> <u>timing and coordination of activities</u> <u>area to be served by project</u> <div style="float: right; margin-top: -40px; margin-right: 20px;"> described on pp. 20-21 and 56-58 of the Community Development Plan </div>			
<input checked="" type="checkbox"/> Check if continued on additional page(s) and attach.			
11. CENSUS TRACT(S)/ENUMERATION DISTRICT(S) <u>Tracts 27, 28, 30</u>			
12. ANTICIPATED ACCOMPLISHMENTS * Reconstruction and rehabilitation of curbs, sidewalks, and street lighting as needed in the northwest portion of the neighborhood by 9/80. Concentrated inspection of homes in the above described area by 10/80. Substantial rehabilitation of 15-25 dwelling units by 12/80. Acquisition of 1-5 properties for demolition, direct rehabilitation, or home- steading by 10/80.			
<input checked="" type="checkbox"/> Check if continued on additional page(s) and attach.			
13. CDBG COMPONENT ACTIVITIES * (List component activities using names of activities shown in Part A, COST SUMMARY, Form HUD-7067.)		PROGRAM YEAR FUNDS (in thousands of \$)	
	CDBG	OTHER	
	LOW/MOD BENEFIT	OTHER BENEFIT	AMOUNT SOURCE
(a)	(b)	(c)	(d) (e)
Acquisition of real property	\$ 6,571	\$	\$ 5,714 Revenue Sharing** (Fed.)
Street improvements	105,000		
Neighborhood environmental action	6,157		14,286 Revenue Sharing** (Fed.)
Clearance activities	2,143		
Relocation payments & assistance	12,143		
Rehabilitation of public residen- tial structures	6,429		
Rehabilitation of private properties	144,774		
14. Totals	\$	\$	\$
15. Total Costs To Be Paid With Community Development Block Grant Funds (Sum of Columns b and c) \$			

*Replaces Form HUD-7015.1, which is Obsolete

Page 1 of 2 pages

HUD-7066 (6-78)

**This is an approximate projection based on an even distribution of program funding between the seven NSA's. Actual performance from one NSA to another may not prove to be even.

** Requested and under review.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ANNUAL COMMUNITY DEVELOPMENT PROGRAM		1. NAME OF APPLICANT <u>City of Fort Wayne, Indiana</u>	
PROJECT SUMMARY		2. APPLICATION/GRANT NUMBER <u>B-79-MC-18-0003</u>	
3. PERIOD OF APPLICABILITY			
FROM <u>July 1, 1979</u>	TO <u>June 30, 1980</u>	4. <input checked="" type="checkbox"/> ORIGINAL (each year) <input type="checkbox"/> REVISION, DATED _____ <input type="checkbox"/> AMENDMENT, DATED _____	
5. NAME OF PROJECT <u>Hanna-Creighton Neighborhood Strategy Area</u>		6. PROJECT NUMBER <u>HC/7982</u>	7. ENVIRONMENTAL REVIEW STATUS <u>under review</u>
8. ENTITY WITH RESPONSIBILITY FOR CARRYING OUT THE PROJECT <u>Department of Community Development & Planning</u>		9. TELEPHONE NUMBER <u>219/423/7708</u>	
10. DESCRIPTION OF PROJECT			
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <u>nature and purpose of project</u> <u>component activities</u> <u>timing and coordination of activities</u> <u>area to be served by project</u> </div> <div style="width: 50%; text-align: right;"> described on pp. 21-22 and 59-61 of the Community Development Plan </div> </div>			
<input checked="" type="checkbox"/> Check if continued on additional page(s) and attach.			
11. CENSUS TRACT(S)/ENUMERATION DISTRICT(S) <u>Tracts 16, 17</u>			
12. ANTICIPATED ACCOMPLISHMENTS *			
Reconstruction and rehabilitation of curbs, sidewalks and street lighting as needed in the southwestern portion of the neighborhood by 9/80. Concentrated inspection of homes in the above described area by 10/80. Substantial rehabilitation of 15-25 dwelling units by 12/80. Acquisition of 1-5 properties for demolition, direct rehabilitation or home-steading by 10/80.			
<input checked="" type="checkbox"/> Check if continued on additional page(s) and attach.			
13. CDBG COMPONENT ACTIVITIES *		PROGRAM YEAR FUNDS (in thousands of \$)	
(List component activities using names of activities shown in Part A, COST SUMMARY, Form HUD-7067.)			
	CDBG	OTHER	
	LOW/MOD BENEFIT	OTHER BENEFIT	AMOUNT SOURCE
(a)	(b)	(c)	(d) (e)
Acquisition of real property	\$ 6,571	\$	\$ 5,714 Revenue Sharing** (Fed.)
Street improvements	105,000		125,000 Revenue Sharing** (Fed.)
Neighborhood environmental action	6,157		14,286 Revenue Sharing** (Fed.)
Clearance activities	2,143		
Relocation payments & assistance	12,143		
Rehabilitation of public residen- tial structures	6,429		
Rehabilitation of private properties	144,774		
14. Totals	\$	\$	\$
15. Total Costs To Be Paid With Community Development Block Grant Funds (Sum of Columns b and c) \$			

Replaces Form HUD-7015.1, which is Obsolete

Page 1 of 2 pages

HUD-7066 (6-79)

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**Requested and under review.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ANNUAL COMMUNITY DEVELOPMENT PROGRAM		1. NAME OF APPLICANT City of Fort Wayne, Indiana	
PROJECT SUMMARY		2. APPLICATION/GRANT NUMBER B-79-MC-18-0003	
3. PERIOD OF APPLICABILITY		4. <input checked="" type="checkbox"/> ORIGINAL (each year) <input type="checkbox"/> REVISION, DATED _____ <input type="checkbox"/> AMENDMENT, DATED _____	
FROM July 1, 1979	TO June 30, 1980	5. NAME OF PROJECT East Central Neighborhood Strategy Area	
6. PROJECT NUMBER EC/7982		7. ENVIRONMENTAL REVIEW STATUS under review	
8. ENTITY WITH RESPONSIBILITY FOR CARRYING OUT THE PROJECT Department of Community Development and Planning		9. TELEPHONE NUMBER 219/423/7708	
10. DESCRIPTION OF PROJECT <u>nature and purpose of project</u> <u>component activities</u> <u>timing and coordination of activities</u> <u>area to be served by project</u> <div style="float: right; margin-top: -40px; margin-right: 20px;"> described on pp. 22 and 62-64 of the Community Development Plan </div>			
<input checked="" type="checkbox"/> Check if continued on additional page(s) and attach.			
11. CENSUS TRACT(S)/ENUMERATION DISTRICT(S) Tracts 13, 14			
12. ANTICIPATED ACCOMPLISHMENTS * Reconstruction and rehabilitation of curbs, sidewalks and street lighting as needed in the southeastern portion of the neighborhood by 9/80. Concentrated inspection of homes in the above described area by 10/80. Substantial rehabilitation of 15-25 dwelling units by 12/80. Acquisition of 1-5 properties for demolition, direct rehabilitation or home-steading by 10/80. <div style="text-align: right; margin-top: -40px;"> <input checked="" type="checkbox"/> Check if continued on additional page(s) and attach. </div>			
13. CDBG COMPONENT ACTIVITIES * (List component activities using names of activities shown in Part A, COST SUMMARY, Form HUD-7067.)			
PROGRAM YEAR FUNDS (in thousands of \$)			
	CDBG		OTHER
	LOW/MOD BENEFIT	OTHER BENEFIT	AMOUNT SOURCE
(a)	(b)	(c)	(d)
(e)			
Acquisition of real property	\$ 6,571	\$	\$ 5,714 Revenue Sharing** (Fed.)
Street improvements	105,000		
Neighborhood environmental action	6,157		14,286 Revenue Sharing** (Fed.)
Clearance activities	2,143		
Relocation payments & assistance	12,143		
Rehabilitation of public residential structures	6,429		
Rehabilitation of private properties	144,774		
14. Totals	\$	\$	\$
15. Total Costs To Be Paid With Community Development Block Grant Funds (Sum of Columns b and c) \$			

Replaces Form HUD-7015.1, which is Obsolete

Page 1 of 2 pages

HUD-7066 (6-78)

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**Requested and under review.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ANNUAL COMMUNITY DEVELOPMENT PROGRAM		1. NAME OF APPLICANT City of Fort Wayne, Indiana	
PROJECT SUMMARY		2. APPLICATION/GRANT NUMBER B-79-MC-18-0003	
3. PERIOD OF APPLICABILITY			
FROM July 1, 1979	TO June 30, 1980	4. <input checked="" type="checkbox"/> ORIGINAL (each year) <input type="checkbox"/> REVISION, DATED _____ <input type="checkbox"/> AMENDMENT, DATED _____	
5. NAME OF PROJECT LaRez Neighborhood Strategy Area		6. PROJECT NUMBER L/7982	7. ENVIRONMENTAL REVIEW STATUS under review
8. ENTITY WITH RESPONSIBILITY FOR CARRYING OUT THE PROJECT Department of Community Development and Planning		9. TELEPHONE NUMBER 219/423/7708	
10. DESCRIPTION OF PROJECT <u>nature and purpose of project</u> <u>component activities</u> <u>timing and coordination of activities</u> <u>area to be served by project</u>			
described on pp. 22-23 and 64-66 of the Community Development Plan			
<input checked="" type="checkbox"/> Check if continued on additional page(s) and attach.			
11. CENSUS TRACT(S)/ENUMERATION DISTRICT(S) Tracts 18, 27			
12. ANTICIPATED ACCOMPLISHMENTS * Reconstruction and rehabilitation of curbs, sidewalks, and street lighting as needed in the eastern section of the neighborhood by 9/80. Concentrated inspection of homes in the above described area by 10/80. Substantial rehabilitation of 15-25 dwelling units by 12/80. Acquisition of 1-5 properties for demolition, direct rehabilitation or home- standing by 10/80.			
<input checked="" type="checkbox"/> Check if continued on additional page(s) and attach.			
13. CDBG COMPONENT ACTIVITIES * (List component activities using names of activities shown in Part A, COST SUMMARY, Form HUD-7067.)		PROGRAM YEAR FUNDS (in thousands of \$)	
	CDBG	OTHER	
	LOW/MOD BENEFIT	OTHER BENEFIT	AMOUNT SOURCE
(a)	(b)	(c)	(d) (e)
Acquisition of real property	\$ 6,571	\$	\$ 5,714 Revenue Sharing (Fed.)
Street improvements	105,000		
Neighborhood environmental action	6,157		14,286 Revenue Sharing (Fed.)
Clearance activities	2,143		
Relocation payments & assistance	12,143		
Rehabilitation of public residen- tial structures	6,429		
Rehabilitation of private properties	144,774		
14. Totals	\$	\$	\$
15. Total Costs To Be Paid With Community Development Block Grant Funds (Sum of Columns b and c) \$			

Replaces Form HUD-7015.1, which is Obsolete

Page 1 of 2 pages

HUD-7066 (6-78)

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**Requested and under review.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ANNUAL COMMUNITY DEVELOPMENT PROGRAM		1. NAME OF APPLICANT City of Fort Wayne, Indiana	
PROJECT SUMMARY		2. APPLICATION/GRANT NUMBER B-79-MC-18-0003	
3. PERIOD OF APPLICABILITY			
FROM July 1, 1970		TO June 30, 1980	
		4. <input checked="" type="checkbox"/> ORIGINAL (each year) <input type="checkbox"/> REVISION, DATED _____ <input type="checkbox"/> AMENDMENT, DATED _____	
5. NAME OF PROJECT LaRez Neighborhood Strategy Area		6. PROJECT NUMBER L/7982	7. ENVIRONMENTAL REVIEW STATUS under review
8. ENTITY WITH RESPONSIBILITY FOR CARRYING OUT THE PROJECT Department of Community Development and Planning		9. TELEPHONE NUMBER 219/423/7708	
10. DESCRIPTION OF PROJECT			
<p style="text-align: center;"><input type="checkbox"/> Check if continued on additional page(s) and attach.</p>			
11. CENSUS TRACT(S)/ENUMERATION DISTRICT(S)			
12. ANTICIPATED ACCOMPLISHMENTS			
<p>Clearance of approximately one property which is not suitable for rehabilitation by 10/80.</p> <p>Relocation of approximately one household, if necessary, by 10/80.</p> <p>Removal of major debris, environmental blight between 6/80 and 9/80.</p> <p>Provide materials for painting 15-20 homes occupied by low income owners between 6/80 and 9/80.</p> <p style="text-align: center;"><input type="checkbox"/> Check if continued on additional page(s) and attach.</p>			
13. CDBG COMPONENT ACTIVITIES		PROGRAM YEAR FUNDS (in thousands of \$)	
(List component activities using names of activities shown in Part A, COST SUMMARY, Form HUD-7067.)		CDBG	
		LOW/MOD BENEFIT	OTHER BENEFIT
		AMOUNT	SOURCE
(a)	(b)	(c)	(d)
Code enforcement	\$ 5,714	\$	
14. Totals	\$288,931	\$	\$ 20,000
15. Total Costs To Be Paid With Community Development Block Grant Funds (Sum of Columns b and c)		\$ 288,931	

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ANNUAL COMMUNITY DEVELOPMENT PROGRAM		1. NAME OF APPLICANT City of Fort Wayne, Indiana	
PROJECT SUMMARY		2. APPLICATION/GRANT NUMBER B-79-MC-18-0003	
3. PERIOD OF APPLICABILITY			
FROM July 1, 1979	TO June 30, 1980		
4. <input checked="" type="checkbox"/> ORIGINAL (each year) <input type="checkbox"/> REVISION, DATED _____ <input type="checkbox"/> AMENDMENT, DATED _____		7. ENVIRONMENTAL REVIEW STATUS under review	
5. NAME OF PROJECT West Central Neighborhood Strategy Area		6. PROJECT NUMBER WC/7982	9. TELEPHONE NUMBER 219/423/7708
8. ENTITY WITH RESPONSIBILITY FOR CARRYING OUT THE PROJECT Department of Community Development and Planning			
10. DESCRIPTION OF PROJECT			
<u>nature and purpose of project</u> <u>component activities</u> <u>timing and coordination of activities</u> <u>area to be served by project</u>		described on pp. 24 and 66-68 of the Community Development Plan	
<input checked="" type="checkbox"/> Check if continued on additional page(s) and attach.			
11. CENSUS TRACT(S)/ENUMERATION DISTRICT(S) Tracts 11, 12, 19, 21			
12. ANTICIPATED ACCOMPLISHMENTS * Reconstruction and rehabilitation of curbs and sidewalks as needed in the southwest portion and improvement of street lighting in the northwest portion by 9/80. Concentrated inspection of homes in the above described area by 10/80. Substantial rehabilitation of 15-25 dwelling units by 12/80. Acquisition of 1-5 properties for demolition, direct rehabilitation or home-steading by 10/80.			
<input checked="" type="checkbox"/> Check if continued on additional page(s) and attach.			
13. CDBG COMPONENT ACTIVITIES *		PROGRAM YEAR FUNDS (in thousands of \$)	
(List component activities using names of activities shown in Part A, COST SUMMARY, Form HUD-7067.)	CDBG		OTHER
	LOW/MOD BENEFIT	OTHER BENEFIT	AMOUNT SOURCE
(a)	(b)	(c)	(d) (e)
Acquisition of real property	\$ 6,571	\$	\$ 5,714 Revenue Sharing** (Fed.)
Street improvements	105,000		
Neighborhood environmental action	6,157		14,286 Revenue Sharing** (Fed.)
Clearance activities	2,143		
Relocation payments & assistance	12,143		
Rehabilitation of public residen- tial structures	6,429		
Rehabilitation of private properties	144,774		
14. Totals	\$	\$	\$
15. Total Costs To Be Paid With Community Development Block Grant Funds (Sum of Columns b and c) \$			

Replaces Form HUD-7015.1, which is Obsolete

Page 1 of 2 pages

HUD-7066 (6-78)

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**Requested and under review.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ANNUAL COMMUNITY DEVELOPMENT PROGRAM		1. NAME OF APPLICANT City of Fort Wayne, Indiana	
PROJECT SUMMARY		2. APPLICATION/GRANT NUMBER B-79-MC-18-0003	
3. PERIOD OF APPLICABILITY			
FROM July 1, 1979		TO June 30, 1980	
		4. <input checked="" type="checkbox"/> ORIGINAL (each year) <input type="checkbox"/> REVISION, DATED _____ <input type="checkbox"/> AMENDMENT, DATED _____	
5. NAME OF PROJECT West Central Neighborhood Strategy Area		6. PROJECT NUMBER WC/7982	7. ENVIRONMENTAL REVIEW STATUS under review
8. ENTITY WITH RESPONSIBILITY FOR CARRYING OUT THE PROJECT Department of Community Development & Planning		9. TELEPHONE NUMBER 219/423/7708	
10. DESCRIPTION OF PROJECT			
<p style="text-align: center;"><input type="checkbox"/> Check if continued on additional page(s) and attach.</p>			
11. CENSUS TRACT(S)/ENUMERATION DISTRICT(S)			
12. ANTICIPATED ACCOMPLISHMENTS			
<p>Clearance of approximately one property which is not suitable for rehabilitation by 10/80.</p> <p>Relocation of approximately one household, if necessary, by 10/80.</p> <p>Removal of major debris, environmental blight between 6/80 and 9/80.</p> <p>Provide materials for painting 15-20 homes occupied by low income owners between 6/80 and 9/80.</p> <p style="text-align: center;"><input type="checkbox"/> Check if continued on additional page(s) and attach.</p>			
13. CDBG COMPONENT ACTIVITIES (List component activities using names of activities shown in Part A, COST SUMMARY, Form HUD-7067.)		PROGRAM YEAR FUNDS (in thousands of \$)	
		CDBG	
		OTHER	
	LOW/MOD BENEFIT	OTHER BENEFIT	AMOUNT
(a)	(b)	(c)	(d)
			SOURCE
(a)	(b)	(c)	(d)
Code enforcement	\$ 5,714	\$	\$
14. Totals	\$288,931	\$	\$ 20,000
15. Total Costs To Be Paid With Community Development Block Grant Funds (Sum of Columns b and c) \$ 288,931			

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ANNUAL COMMUNITY DEVELOPMENT PROGRAM PROJECT SUMMARY		1. NAME OF APPLICANT City of Fort Wayne, Indiana 2. APPLICATION/GRANT NUMBER B-79-MC-18-0003	
3. PERIOD OF APPLICABILITY FROM July 1, 1979 TO June 30, 1980		4. <input checked="" type="checkbox"/> ORIGINAL (each year) <input type="checkbox"/> REVISION, DATED _____ <input type="checkbox"/> AMENDMENT, DATED _____	
5. NAME OF PROJECT Nebraska Neighborhood Strategy Area		6. PROJECT NUMBER N/7982	
8. ENTITY WITH RESPONSIBILITY FOR CARRYING OUT THE PROJECT Department of Community Development and Planning		7. ENVIRONMENTAL REVIEW STATUS under review 9. TELEPHONE NUMBER 219/423/7708	
10. DESCRIPTION OF PROJECT <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <u>nature and purpose of project</u> <u>component activities</u> <u>timing and coordination of activities</u> <u>area to be served by project</u> </div> <div style="width: 50%; text-align: right;"> described on pp. 23-24 and 68-70 of the Community Development Plan </div> </div>			
<input checked="" type="checkbox"/> Check if continued on additional page(s) and attach.			
11. CENSUS TRACT(S)/ENUMERATION DISTRICT(S) Tracts 9, 10			
12. ANTICIPATED ACCOMPLISHMENTS * Reconstruction and rehabilitation of curbs and sidewalks in the southeastern portion and improvement of street lighting in the southwest & southeast portions by 9/80. Concentrated inspection of homes in the southeastern section and spot inspections in the southwestern portion by 10/80. Substantial rehabilitation of 15-25 dwelling units by 12/80. Acquisition of 1-5 properties for demolition, direct rehabilitation of homesteading by 10/80.			
<input checked="" type="checkbox"/> Check if continued on additional page(s) and attach.			
13. CDBG COMPONENT ACTIVITIES * <i>(List component activities using names of activities shown in Part A, COST SUMMARY, Form HUD-7087.)</i>		PROGRAM YEAR FUNDS (in thousands of \$)	
	CDBG		OTHER
	LDW/MOD BENEFIT	OTHER BENEFIT	AMOUNT SOURCE
(a)	(b)	(c)	(d)
Acquisition of real property	\$ 6,571	\$	\$ 5,714 Revenue Sharing** (Fed.)
Street improvements	105,000		
Neighborhood environmental action	6,157		14,286 Revenue Sharing** (Fed.)
Clearance activities	2,143		
Relocation payments & assistance	12,143		
Rehabilitation of public residential structures	6,429		
Rehabilitation of private properties	144,774		
14. Totals	\$	\$	\$
15. Total Costs To Be Paid With Community Development Block Grant Funds (Sum of Columns b and c) \$			

Replaces Form HUD-7015.1, which is Obsolete

Page 1 of 2 pages

HUD-7086 (6-78)

*This is an approximate projection based on an even distribution of program funding between the seven NSAs. Actual performance from one NSA to another may not prove to be even.

**Requested and under review.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ANNUAL COMMUNITY DEVELOPMENT PROGRAM		1. NAME OF APPLICANT City of Fort Wayne, Indiana	
PROJECT SUMMARY		2. APPLICATION/GRANT NUMBER B-79-MC-18-0003	
3. PERIOD OF APPLICABILITY		4. <input checked="" type="checkbox"/> ORIGINAL (each year) <input type="checkbox"/> REVISION, DATE: _____ <input type="checkbox"/> AMENDMENT, DATE: _____	
FROM July 1, 1979	TO June 30, 1980		
5. NAME OF PROJECT Northwest Central Neighborhood Area		6. PROJECT NUMBER NC/7982	7. ENVIRONMENTAL REVIEW STATUS under review
8. ENTITY WITH RESPONSIBILITY FOR CARRYING OUT THE PROJECT Department of Community Development and Planning		9. TELEPHONE NUMBER 219/423/7708	
10. DESCRIPTION OF PROJECT			
<u>nature and purpose of project</u> <u>component activities</u> <u>timing and coordination of activities</u> <u>area to be served by project</u>		described on pp. 24 and 70-72 of the Community Development Plan	
<input checked="" type="checkbox"/> Check if continued on additional page(s) and attach.			
11. CENSUS TRACT(S)/ENUMERATION DISTRICT(S) Tracts 6, 7			
12. ANTICIPATED ACCOMPLISHMENTS * Reconstruction and rehabilitation of curbs, sidewalks and lighting in the central and southern portions of the neighborhood by 9/80. Concentrated inspection of homes in the above described area by 10/80. Substantial rehabilitation of 15-25 dwelling units by 12/80. Acquisition of 1-5 properties for demolition, direct rehabilitation, or home-steading by 10/80.			
<input checked="" type="checkbox"/> Check if continued on additional page(s) and attach.			
13. CDBG COMPONENT ACTIVITIES *		PROGRAM YEAR FUNDS (in thousands of \$)	
(List component activities using names of activities shown in Part A, COST SUMMARY, Form HUD-7067.)			
	CDBG	OTHER	
	LOW/MOD BENEFIT	OTHER BENEFIT	AMOUNT SOURCE
(a)	(b)	(c)	(d) (e)
Acquisition of real property	\$	\$ 6,574	\$ 5,714 Revenue Sharing** (Fed.)
Street improvements		105,000	
Neighborhood environmental action		6,158	14,286 Revenue Sharing** (Fed.)
Clearance activities	2,142		
Relocation payments & assistance	12,142		
Rehabilitation of public residen- tial structures	6,426		
Rehabilitation of private properties	130,295	14,477	
14. Totals	\$	\$	\$
15. Total Costs To Be Paid With Community Development Block Grant Funds (Sum of Columns b and c) \$			

Replaces Form HUD-7015.1, which is Obsolete

Page 1 of 2 pages

HUD-7066 (6-78)

This is an approximate projection based on an even distribution of program funding between the seven NSAs. Actual performance from one NSA to another may not prove to be even.

** Requested and under review.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ANNUAL COMMUNITY DEVELOPMENT PROGRAM		1. NAME OF APPLICANT City of Fort Wayne, Indiana	
PROJECT SUMMARY		2. APPLICATION/GRANT NUMBER B-79-MC-18-0003	
3. PERIOD OF APPLICABILITY			
FROM July 1, 1979	TO June 30, 1980	4. <input checked="" type="checkbox"/> ORIGINAL (each year) <input type="checkbox"/> REVISION, DATE _____ <input type="checkbox"/> AMENDMENT, DATE _____	
5. NAME OF PROJECT Emergency Rehabilitation		6. PROJECT NUMBER EL/7982	7. ENVIRONMENTAL REVIEW STATUS under review
8. ENTITY WITH RESPONSIBILITY FOR CARRYING OUT THE PROJECT Department of Community Development & Planning		9. TELEPHONE NUMBER 219/423/7708	
10. DESCRIPTION OF PROJECT <div style="display: flex; align-items: center;"> <div style="flex: 1;"> <u>nature and purpose of project</u> <u>component activities</u> <u>timing and coordination of activities</u> <u>area to be served by project</u> </div> <div style="flex: 1; font-size: 4em; margin: 0 10px;">}</div> <div style="flex: 2;"> described on pp. 24-25, 30-31 and 54-55 of the Community De- velopment Plan </div> </div>			
<input checked="" type="checkbox"/> Check if continued on additional page(s) and attach.			
11. CENSUS TRACT(S)/ENUMERATION DISTRICT(S) City-wide outside neighborhood strategy areas			
12. ANTICIPATED ACCOMPLISHMENTS Correction of code deficiencies or substantial rehabilitation of 30-50 dwelling units occupied by low-moderate income homeowners by 12/80.			
<input type="checkbox"/> Check if continued on additional page(s) and attach.			
13. COBG COMPONENT ACTIVITIES (List component activities using names of activities shown in Part A, COST SUMMARY, Form HUD-7067.)		PROGRAM YEAR FUNDS (in thousands of \$)	
	COBG	OTHER	
	LOW/MOD BENEFIT	OTHER BENEFIT	AMOUNT SOURCE
(a)	(b)	(c)	(d) (e)
Rehabilitation of private properties	\$100,000	\$	\$ 50,000 Revenue Sharing **
14. Totals	\$100,000	\$	\$ 50,000
15. Total Costs To Be Paid With Community Development Block Grant Funds (Sum of Columns b and c) \$ 100,000			

Replaces Form HUD-7015.1, which is Obsolete

**Requested and under review.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ANNUAL COMMUNITY DEVELOPMENT PROGRAM		1. NAME OF APPLICANT City of Fort Wayne, Indiana	
COST SUMMARY		2. APPLICATION/GRANT NUMBER B-79-MC-18-0003	
3. PERIOD OF APPLICABILITY			
FROM July 1, 1979		TO June 30, 1980	
		4. <input checked="" type="checkbox"/> ORIGINAL (each year) <input type="checkbox"/> REVISION, DATED _____ <input type="checkbox"/> AMENDMENT, DATED _____	
Line	PART A. SUMMARY OF PROGRAM ACTIVITY (Important: See instructions before classifying costs.)	AMOUNT	FOR HUD USE ONLY
1	Acquisition of Real Property	\$46,000	\$
2	Disposition		
3	Public Facilities and Improvements		
a	Senior Centers		
b	Parks, Playgrounds and Other Recreational Facilities		
c	Centers for the Handicapped		
d	Neighborhood Facilities		
e	Solid Waste Disposal Facilities		
f	Fire Protection Facilities and Equipment		
g	Parking Facilities		
h	Public Utilities, Other Than Water and Sewer Facilities		
i	Street Improvements	735,000	
j	Water and Sewer Facilities		
k	Foundations and Platforms for Air Rights Sites		
l	Pedestrian Malls and Walkways		
m	Flood and Drainage Facilities		
n	Specialty Authorized Public Facilities and Improvements (List)	43,100	
(1)	Neighborhood Environmental Action (continuation of previously approved activity)	\$ 43,100	
(2)			
(3)			
4	Clearance Activities	15,000	
5	Public Services		
6	Interim Assistance		
7	Completion of Previously Approved Urban Renewal Projects		

		AMOUNT	FOR HUD USE ONLY
8	Relocation Payments and Assistance	\$ 85,000	\$
9	Payments for Loss of Rental Income		
10	Removal of Architectural Barriers		
11	Specially Authorized Assistance to Privately Owned Utilities		
12	Rehabilitation and Preservation Activities		
a	Rehabilitation of Public Residential Structures	45,000	
b	Public Housing Modernization		
c	Rehabilitation of Private Properties	1,113,416	
d	Code Enforcement	40,000	
e	Historic Preservation		
13	Specially Authorized Economic Development Activities		
a	Acquisition for Economic Development		
b	Public Facilities and Improvements for Economic Development		
c	Commercial and Industrial Facilities		
14	Special Activities By Local Development Corporations, Etc. (List)		
a		\$	
b			
c			
d			
15	SUBTOTAL	2,122,516	
16	Planning and Urban Environmental Design (See Part B of this form.)		
a	Development of a Comprehensive Community Development Plan	81,500	
b	Development of a Policy-Planning-Management Capacity		
c	Specially Authorized Comprehensive Planning Activities	40,000	
17	General Administration (From Part C, Line 6)	360,998	
18	Contingencies and/or Local Option Activities (Not to exceed 10% of amount shown in Part D, Line 1)	133,986	
19	TOTAL PROGRAM COSTS (Sum of Lines 15 through 18)	\$ 2,739,000	\$

PART B. DESCRIPTION OF PLANNING AND URBAN ENVIRONMENTAL DESIGN COSTS

16a. Development of a Comprehensive Community Development Plan (\$75,500)

Activities in this area involve expansion and refinement of the existing Community Development Plan, development of comprehensive neighborhood plans in areas which may have Community Development needs, detailed planning for programs and activities in existing Neighborhood Strategy Areas, preparation of future applications, and gathering of data or other information enabling the preparation of the above work elements. These activities are explained further on pp. 52-53 of the Community Development Plan.

16c. Specially Authorized Comprehensive Planning Activities (\$49,000)

These activities include assistance in completing the City's Comprehensive Plan (which includes community development, housing and neighborhood revitalization strategy elements), completing the City's Neighborhood Analysis and preparation of comprehensive neighborhood plans in areas of the City which do not presently have identified Community Development needs. Further explanation of these activities can be found on pp. 53 and 55 of the Community Development Plan.

☐ Check if continued on additional page(s) and attach.

PART C. GENERAL ADMINISTRATION COSTS (See instructions for descriptions of administration activities before classifying costs below.)				AMOUNT	FOR HUD USE ONLY
Line					
1	General Management, Oversight and Coordination			\$ 313,450	\$
2	Indirect Costs (Allowable if charged pursuant to a cost allocation plan)				
3	Citizen Participation *				
4	Environmental Studies Necessary to Comply With Environmental Regulations			3,000	
5	Other (List)			44,548	
a	Fair Housing Monitoring & Assistance	\$	18,200		
b	Neighborhood Care Housing Counseling		26,348		
c					
d					
e					
6	Total General Administration Costs (Sum of Lines 1 through 5)			\$ 360,998	\$

*It is impossible to separate staff expenditures for this activity as it occurs throughout all levels of planning, administration, and evaluation.

Line	PART D. BLOCK GRANT RESOURCES FOR PROGRAM COSTS	AMOUNT	FOR HUD USE ONLY
1	Entitlement Amount	\$2,639,000	\$
2	Less: Repayment of Urban Renewal/NDP Loans (Attach Schedule) \$		
3	Grant Withheld for Repayment of HUD-Guaranteed Loan \$		
4	Grant Amount For Program Activities (Line 1 minus sum of Lines 2 and 3)	\$2,639,000	\$
5	Program Income	\$ 100,000	\$
6.	Surplus From Urban Renewal/NDP Settlement	\$	\$
7	Loan Proceeds	\$	\$
8	Reprogrammed Unobligated Funds From Prior Program Year (Attach Schedule)	\$	\$
9	TOTAL BLOCK GRANT RESOURCES FOR PROGRAM COSTS (Sum of Lines 4 thru 8)	\$2,739,000	\$
Line	PART E. SUMMARY OF PROGRAM BENEFIT	AMOUNT	FOR HUD USE ONLY
1	Costs Subject to Program Benefit Rules	\$2,122,516	\$
2	Expenditures Principally Benefitting Low- and Moderate-Income Persons	\$1,984,591	\$
3	Line 2 as a Percent of Line 1	93.5%	%
4	Other Expenditures	\$ 137,925	\$
5	Line 4 as a Percent of Line 1	6.5%	%

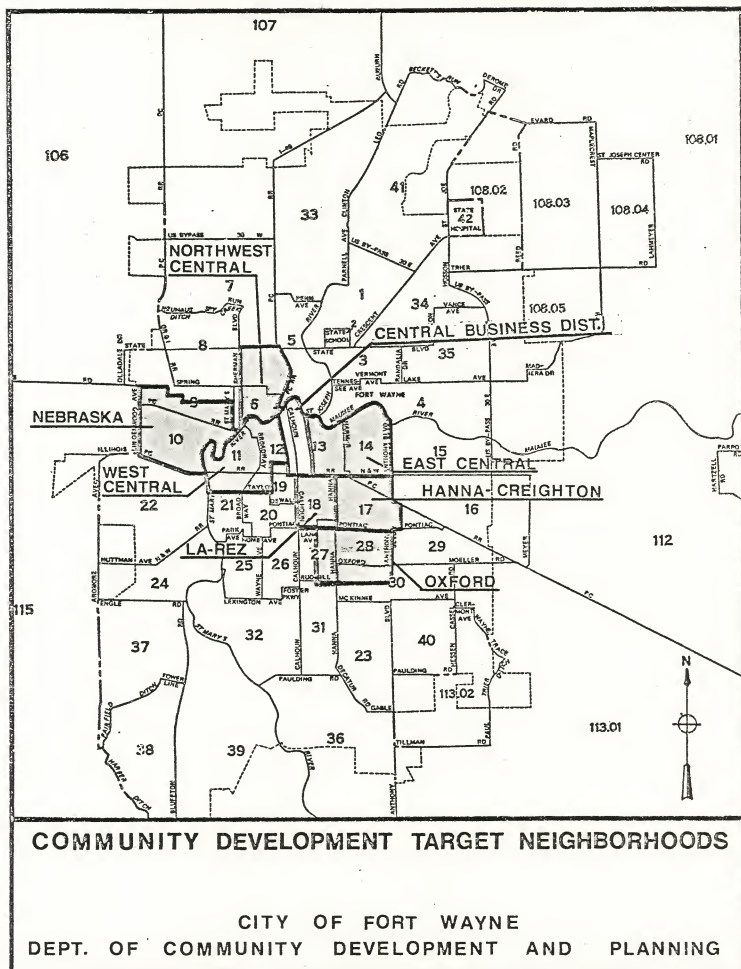


Figure 5

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
 HOUSING ASSISTANCE PLAN
 TABLE V - ANNUAL HOUSING ACTION PROGRAM
 ANNUAL GOAL

1. NAME OF APPLICANT

City of Fort Wayne, Indiana

2. APPLICATION/GRANT NUMBER

B - 7 9 - M C - 1 8 - 0 0 0 3

3. PERIOD OF APPLICABILITY

FROM

7/1/79

TO

6/30/80

4. ☒ ORIGINAL☐ REVISION, DATE _____☐ AMENDMENT, DATE _____

TYPES AND SOURCES OF HOUSING ASSISTANCE

NUMBER OF LOWER-INCOME HOUSEHOLDS TO BE ASSISTED

TOTAL

ELDERLY
(1-2 persons)
AND
HANDI-
CAPPED ^{1/}SMALL
FAMILY
(4 or less
persons)LARGE
FAMILY
(5 or more
persons)

(a)

(b)

(c)

(d)

(e)

1	A. Total Goals for Housing Assistance for Homeowners (sum of lines 2 and 5)	263	92	89	82
2	1. New Construction Assistance for Homeowners (sum of lines 3 and 4)	51	18	17	18
3	HUD Assisted Programs	51	18	17	16
4	Other*				
5	2. Rehabilitation Assistance for Homeowners (sum of lines 6, 7 and 8)	212	74	72	66
6	Community Development Block Grants	187	65	64	58
7	HUD Assisted Programs (Section 312 loans)	25	9	9	7
8	Other*				
9	B. Total Goals for Housing Assistance for Renters (sum of lines 10, 13, 16 and 22)	341	89	208	44
10	1. Assistance for Prospective Homeowners (sum of lines 11 + 12)				
11	HUD Assisted Programs				
12	Other*				
13	2. New Rental Units (sum of lines 14 and 15)	140	37	65	18
14	HUD Assisted Programs	140	37	65	18
15	Other*				
16	3. Rehabilitation of Rental Units (sum of lines 17, 18 and 21)	101	26	62	13
17	Community Development Block Grants				
18	HUD Assisted Programs (sum of lines 19 + 20)	101	26	62	13
19	Substantial Rehabilitation	101	26	62	13
20	Section 8 Existing with Moderate Rehabilitation				
21	Other*				
22	4. Existing Rental Units (sum of lines 23 + 25)	100	26	61	13
23	HUD Assisted Programs (sum of lines 24 + 25)	100	26	61	13
24	With Repair	100	26	61	13
25	Without Repair				
26	Other*				

NARRATIVE (Attach additional sheets if necessary and identify with items above)

- Footnote units to be provided specifically for the handicapped.
- Describe the programs listed under this category.
- Describe those actions necessary to facilitate the accomplishment of the goals

Incremental Year of Submission

1 2 3

Tables I, II and IV of the Three Year HAP approved _____

incorporated by reference and are not contained in this (second) (third) year submission

EXPLANATION OF PRIORITIES

FOR TABLES III AND V

The priorities in the three year goals are based upon availability of program resources and are proportional to percentages arrived at in the housing needs, Table II, of the 1978 HAP.

New Rental Units

The City is seeking to obtain Section 8 funded new rentals for handicapped, elderly, small family and large family households. The established three year goals for new construction are based upon, and designed to meet, the needs of all low and moderate income persons needing housing assistance.

The City of Fort Wayne has placed special emphasis on handicapped family and large family needs because of the limited opportunities to provide housing through other programs due to a scarcity of adoptable units. The City is seeking a current three year goal of 50 Section 202 handicapped units.

Rehabilitation of Rental Units

Throughout the City's Community Development target neighborhoods, the Central Business District and pockets in the second ring, there exists structurally sound buildings that are economically and functionally obsolete. These structures can be renovated as residential units by combining the efforts of the private and public sectors. Therefore, the City's goals include requesting funding for substantial rehabilitation units for elderly, small family and large family households.

Existing Rental Units

Funding for Section 8 existing units will be requested to provide an alternate housing opportunity for those persons competing within the rental market. The three year goal includes requesting funding for 42 units for handicapped households, as well as the request for small and large family units indicated in the 79 HAP.

Rehabilitation Assistance to Homeowners

There will be a continuation of the Neighborhood Care loans and grants made available to the seven Community Development target neighborhoods and city-wide cases of emergency. The City has also requested allocation for Section 312 monies to complement it's Neighborhood Care program and will continue to use Block Grant funds for urban homesteading properties.

U.S. Department of Housing and Urban Development

Community Development Block Grant
Entitlement Grants Program
Assurances

The applicant hereby assures and certifies that:

(a) It possesses legal authority to apply for the grant, and to execute the proposed program.

(b) Its governing body has duly adopted or passed as an official act a resolution, motion or similar action authorizing the filing of the application, including all understandings and assurances contained therein, and directing and authorizing the person identified as the official representative of the applicant to act in connection with the application and to provide such additional information as may be required.

(c) It has complied with all the requirements of OMB Circular No. A-95 as modified by 24 CFR 570.310 and that either:

(1) Any comments and recommendations made by or through clearinghouses are attached and have been considered prior to submission of the application; or

(2) The required procedures have been followed and no comments or recommendations have been received.

(d) Prior to submission of its application, the applicant has:

(1) Prepared a written citizen participation plan, which:

(i) Provides an opportunity for citizens to participate in the development of the application, encourages the submission of views and proposals, particularly by residents of blighted neighborhoods and citizens of low- and moderate-income, provides for timely responses to the proposals submitted, and schedules hearings at times and locations which permit broad participation;

(ii) Provides citizens with adequate information concerning the amount of funds available for proposed community development and housing activities, the range of activities that may be undertaken, and other important program requirements;

(iii) Provides for public hearings to obtain the views of citizens on community development and housing needs; and

(iv) Provides citizens with an opportunity to submit comments concerning the community development performance of the applicant.

(2) Followed this plan in a manner to achieve full participation of citizens in development of the application. The applicant shall also follow this plan to achieve full citizen participation in all other stages of the program.

(e) Its chief executive officer or other officer of applicant approved by HUD:

(1) Consents to assume the status of a responsible Federal official under the National Environmental Policy Act of 1969 insofar as the provisions of such Act apply to 24 CFR 570;

(2) Is authorized and consents on behalf of the applicant and himself to accept the jurisdiction of the Federal courts for the purpose of enforcement of his responsibilities as such an official.

(f) The Community Development Program has been developed so as to give maximum feasible priority to activities which will benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight.

[The requirement for this certification will not preclude the Secretary from approving an application where the applicant certifies, and the Secretary determines, that all or part of the Community Development Program activities are designed to meet other community development needs having a particular urgency as specifically explained in the application in accordance with §570.302(f).]

(g) It will comply with the regulations, policies, guidelines and requirements of OMB Circular No. A-102, Revised, and Federal Management Circular 74-4 as they relate to the application, acceptance, and use of Federal funds under 24 CFR 570.

(h) It will administer and enforce the labor standards requirements set forth in 24 CFR 570.605 and HUD regulations issued to implement such requirements.

(i) It will comply with all requirements imposed by HUD concerning special requirements of law, program requirements, and other administrative requirements, approved in accordance with OMB Circular No. A-102, Revised.

(j) It will comply with the provisions of Executive Order 11296, relating to evaluation of flood hazards and Executive Order 11288 relating to the prevention, control, and abatement of water pollution.

(k) It will require every building or facility (other than a privately owned residential structure) designed, constructed, or altered with funds provided under 24 CFR 570 to comply with the "American Standard Specifications for Making Buildings and Facilities Accessible to, and Usable by, the Physically Handicapped," Number A-117.1-R 1971, subject to the exceptions contained in 41 CFR 101-19.604. The applicant will be responsible for conducting inspections to insure compliance with these specifications by the contractor.

(1) It will comply with:

(1) Title VI of the Civil Rights Act of 1964 (Pub. L. 88-352), and the regulations issued pursuant thereto (24 CFR Part 1), which provides that no person in the United States shall on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the applicant receives Federal financial assistance and will immediately take any measures necessary to effectuate this assurance. If any real property or structure thereon is provided or improved with the aid of Federal financial assistance extended to the applicant, this assurance shall obligate the applicant, or in the case of any transfer of such property, any transferee, for the period during which the real property or structure is used for a purpose for which the Federal financial assistance is extended, or for another purpose involving the provision of similar services or benefits.

(2) Title VIII of the Civil Rights Act of 1968 (Pub. L. 90-284), as amended, administering all programs and activities relating to housing and community development in a manner to affirmatively further fair housing; and will take action to affirmatively further fair housing in the sale or rental of housing, the financing of housing, and the provision of brokerage services.

(3) Section 109 of the Housing and Community Development Act of 1974, and the regulations issued pursuant thereto (24 CFR Part 570.601), which provides that no person in the United States shall, on the grounds of race, color, national origin, or sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under, any program or activity funded in whole or in part with funds provided under 24 CFR 570.

(4) Executive Order 11063 on equal opportunity in housing and nondiscrimination in the sale or rental of housing built with Federal assistance.

(5) Executive Order 11246, and the regulations issued pursuant thereto (24 CFR Part 130 and 41 CFR Chapter 60), and Section 4(b) of the Grant Agreement, which provides that no person shall be discriminated against on the basis of race, color, religion, sex or national origin in all phases of employment during the performance of Federal or federally assisted construction contracts. Contractors and subcontractors on Federal and federally assisted construction contracts shall take affirmative action to insure fair treatment in employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination, rates of pay or other forms of compensation and selection for training and apprenticeship.

(m) It will comply with Section 3 of the Housing and Urban Development Act of 1968, as amended, requiring that to the greatest extent feasible opportunities for training and employment be given to lower-income residents of the project area and contracts for work in connection with the project be awarded to eligible business concerns which are located in, or owned in substantial part by, persons residing in the area of the project.

(n) It will:

(1) To the greatest extent practicable under State law, comply with Sections 301 and 302 of Title III (Uniform Real Property Acquisition Policy) of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and will comply with Sections 303 and 304 of Title III, and HUD implementing instructions at 24 CFR Part 42; and

(2) Inform affected persons of their rights and of the acquisition policies and procedures set forth in the regulations at 24 CFR Part 42 and §570.602(b).

(o) It will:

(1) Comply with Title II (Uniform Relocation Assistance) of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and HUD implementing regulations at 24 CFR Part 42 and §570.602(a);

(2) Provide relocation payments and offer relocation assistance as described in Section 205 of the Uniform Relocation Assistance Act to all persons displaced as a result of acquisition of real property for an activity assisted under the Community Development Block Grant program. Such payments and assistance shall be provided in a fair and consistent and equitable manner that insures that the relocation process does not result in different or separate treatment of such persons on account of race, color, religion, national origin, sex, or source of income;

(3) Assure that, within a reasonable period of time prior to displacement, comparable decent, safe and sanitary replacement dwellings will be available to all displaced families and individuals and that the range of choices available to such persons will not vary on account of their race, color, religion, national origin, sex, or source of income; and

(4) Inform affected persons of the relocation assistance, policies and procedures set forth in the regulations at 24 CFR Part 42 and 24 CFR §570.602(a).

(p) It will establish safeguards to prohibit employees from using positions for a purpose that is or gives the appearance of being motivated by a desire for private gain for themselves or others, particularly those with whom they have family, business, or other ties.

(q) It will comply with the provisions of the Hatch Act which limits the political activity of employees.

(r) It will give HUD and the Comptroller General through any authorized representatives access to and the right to examine all records, books, papers, or documents related to the grant.

(s) It will insure that the facilities under its ownership, lease or supervision which shall be utilized in the accomplishment of the program are not listed on the Environmental Protection Agency's (EPA) list of Violating Facilities and that it will notify HUD of the receipt of any communication from the Director of the EPA Office of Federal Activities indicating that a facility to be used in the project is under consideration for listing by the EPA.

(t) It will comply with the flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973. Pub. L. 93-234, 87 Stat. 975, approved December 31, 1973. Section 103(a) required, on and after March 2, 1974, the purchase of flood insurance in communities where such insurance is available as a condition for the receipt of any Federal financial assistance for construction or acquisition purposes for use in any area, that has been identified by the Secretary of the Department of Housing and Urban Development as an area having special flood hazards. The phrase "Federal financial assistance" includes any form of loan, grant, guaranty, insurance payment, rebate, subsidy, disaster assistance loan or grant, or any other form of direct or indirect Federal assistance.

(u) It will, in connection with its performance of environmental assessments under the National Environmental Policy Act of 1969, comply with Section 106 of the National Historic Preservation Act of 1966 (16 U.S.C. 470), Executive Order 11593, and the Preservation of Archeological and Historical Data Act of 1966 (16 U.S.C. 469a-1, et. seq.) by:

(1) Consulting with the State Historic Preservation Officer to identify properties listed in or eligible for inclusion in the National Register of Historic Places that are subject to adverse effects (see 36 CFR Part 800.8) by the proposed activity, and

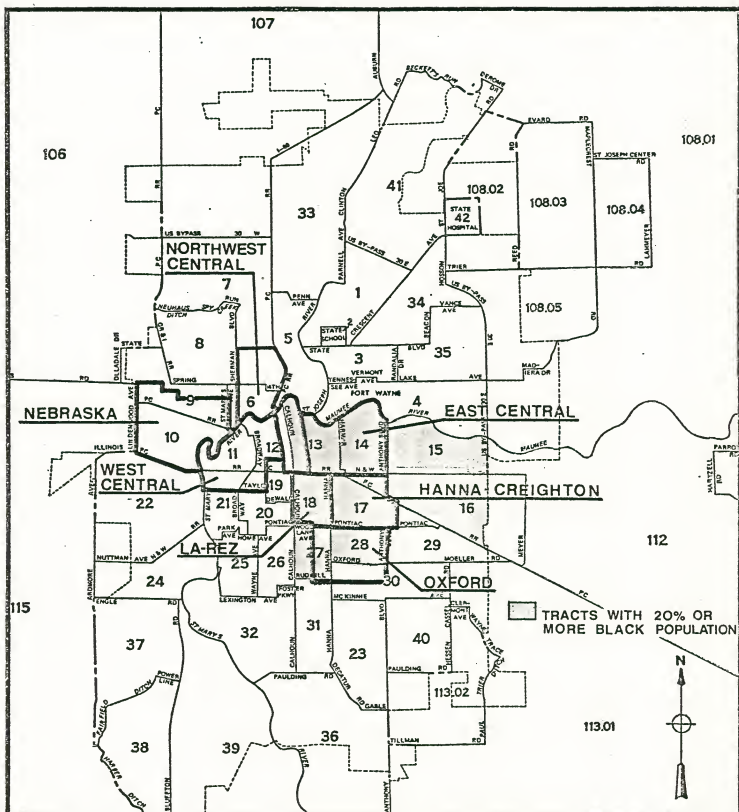
(2) complying with all requirements established by HUD to avoid or mitigate adverse effects upon such properties.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT COMMUNITY DEVELOPMENT AND HOUSING PLAN SUMMARY		1. NAME OF APPLICANT City of Fort Wayne, Indiana	
COMPREHENSIVE STRATEGY		2. APPLICATION/GRANT NUMBER B-79-MC-18-0003	
3. PERIOD OF APPLICABILITY From: July 1, 1979 To: June 30, 1982		4. <input checked="" type="checkbox"/> Original (Every Three Years) <input type="checkbox"/> Revision <input type="checkbox"/> Amendment	
		(Dated) (Dated)	
5. COMPREHENSIVE STRATEGY: (Provide a narrative in accordance with instructions.)			
<p>a. <u>General strategy</u> described on pp. 29 - 43 of the Community Development Plan.</p> <p>b. <u>Neighborhood revitalization strategy</u> described on pp. 43 - 72 of the Community Development Plan.</p> <p>1) <u>Neighborhood Strategy Area</u> programs described on pp. 44-54 and 55-72 of the Community Development Plan.</p> <p>2) <u>Other neighborhood improvement efforts</u> described on pp. 55 - 55 of the Community Development Plan.</p> <p>c. <u>Community-wide housing strategy</u> described on pp. 73 - 85 of the Community Development Plan.</p> <p>d. <u>Strategy for providing community-wide public facilities and improvements</u> described on pp. 86 - 88 of the Community Development Plan.</p> <p>e. <u>Economic development strategy</u> described on pp. 89 - 100 of the Community Development Plan.</p>			
<input checked="" type="checkbox"/> (Check if continued on additional page(s) and attach)			

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMMUNITY DEVELOPMENT AND HOUSING PLAN SUMMARY

THREE YEAR PROJECT SUMMARY

1. NAME OF APPLICANT City of Fort Wayne, Indiana		3. PERIOD OF APPLICABILITY From: July 1, 1979 To: June 30, 1982				4. <input checked="" type="checkbox"/> Original (Every three years) <input type="checkbox"/> Revision, dated _____ <input type="checkbox"/> Amendment, dated _____						
2. APPLICATION/GRANT NUMBER B-79-MC-18-0003												
5. PROJECT SUMMARY (IMPORTANT: See instructions before completing this section.)		PROJECT NUMBER	STRATEGY	REFERENCE	LOW/MOD BENEFIT	OTHER BENEFIT	TIMING AND ESTIMATED FUNDING (In thousands of \$)					
PROGRAM BENEFIT OF ESTIMATED CDBG FUNDS							ESTI- MATED OTHER FUNDS					
YEAR I								YEAR II		YEAR III		
					LOW/MOD BENEFIT	OTHER BENEFIT	LOW/MOD BENEFIT	OTHER BENEFIT	LOW/MOD BENEFIT	OTHER BENEFIT		
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)
NEIGHBORHOOD REVITALIZATION												
1) Oxford Neighborhood Strategy Area	O/7982	p.56	X			288.931	--	299.707	--	307.791	--	60
2) Hanna-Creighton Neighborhood Strategy Area	HC/7982	p.59	X			288.931	--	299.707	--	307.791	--	185
3) East Central Neighborhood Strategy Area	EC/7982	p.62	X			288.931	--	299.707	--	307.791	--	60
4) LaRez Neighborhood Strategy Area	L/7982	p.64	X			288.931	--	299.707	--	307.791	--	60
5) West Central Neighborhood Strategy Area	WC/7982	p.66	X			288.931	--	299.707	--	307.791	--	60
6) Nebraska Neighborhood Strategy Area	N/7982	p.68	X			288.931	--	299.707	--	307.791	--	60
7) Northwest Central Neighborhood Strategy Area	NC/7982	p.70		X		151.005	137.925	156.746	142.960	160.974	146.816	60
8) Emergency Rehabilitation Loans Outside NSA's	EL/7982	p.54	X			100	--	100	--	100	--	150
DOWNTOWN REVITALIZATION												
9) Calhoun/Wayne Street semi-mall	SM/7982	P.51		X		--	--	--	100	--	100	200
6. SUBTOTALS						1984.59	137.93	2054.99	242.96	2107.72	246.82	
7. TOTAL COSTS TO BE PAID WITH COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS											\$ 6,775,000	
8. ESTIMATED EXPENDITURES BENEFITTING LOW-AND MODERATE-INCOME PERSONS (Sum of Columns g, i, and k)											\$ 6,147,299	
9. LINE 8 AS A PERCENT OF LINE 7											90.7 %	

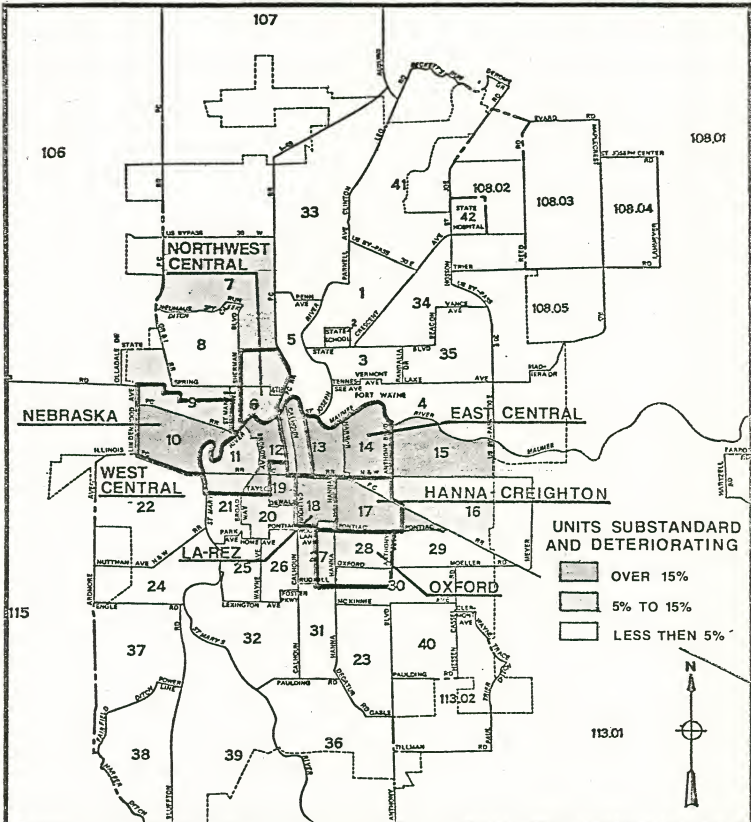


CONCENTRATION OF BLACK POPULATION

SOURCE: 1970 CENSUS

CITY OF FORT WAYNE
DEPT. OF COMMUNITY DEVELOPMENT AND PLANNING

Figure 1



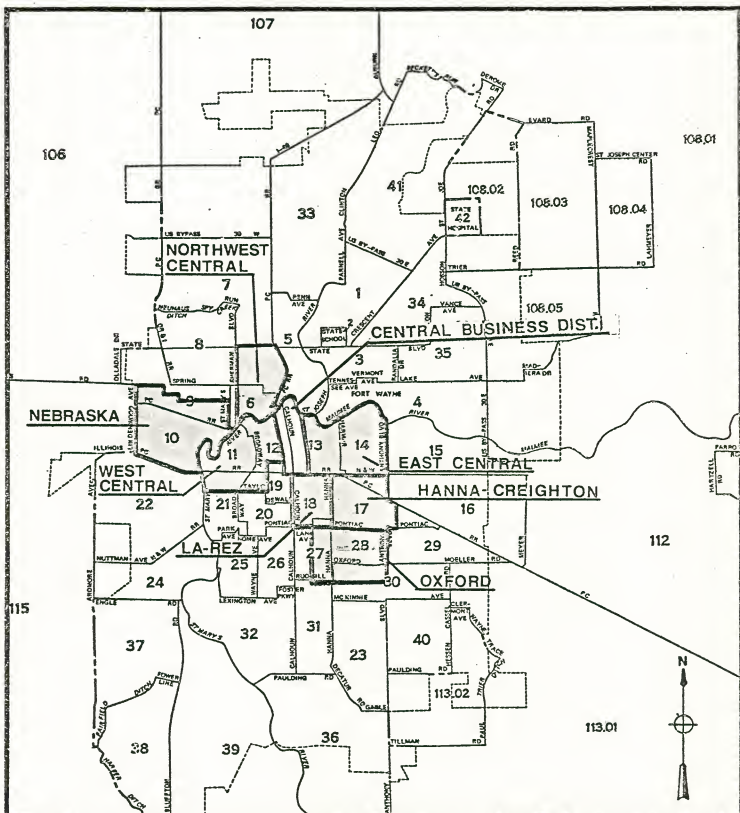
SUBSTANDARD AND DETERIORATING HOUSING

SOURCE: 1976 HOUSING CONDITION SURVEY

CITY OF FORT WAYNE

DEPT. OF COMMUNITY DEVELOPMENT AND PLANNING

Figure 4



COMMUNITY DEVELOPMENT TARGET NEIGHBORHOODS

CITY OF FORT WAYNE
DEPT. OF COMMUNITY DEVELOPMENT AND PLANNING

Figure 5

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
HOUSING ASSISTANCE PLAN

TABLE I - SURVEY OF HOUSING CONDITIONS

1. NAME OF APPLICANT

City of Fort Wayne, Indiana

2. APPLICATION/GRANT NUMBER

B - 7 9 - M C - 1 8 - 0 0 3

3. PERIOD OF APPLICABILITY

FROM: 7/1/79 TO: 6/30/80

4.

☒ ORIGINAL☐ REVISION, DATE _____☐ AMENDMENT, DATE _____

5. DATE OF SURVEY(S) USED

STATUS AND CONDITION
OF ALL HOUSING UNITSYEAR OF
ESTIMATE

NUMBER OF HOUSING UNITS

ALL UNITS

OWNER

RENTER

TOTAL

SUITABLE FOR
REHABILITATION*

TOTAL

SUITABLE FOR
REHABILITATION*

TOTAL

SUITABLE FOR
REHABILITATION*

(a)

(b)

(c)

(d)

(e)

(f)

(g)

(h)

1	1. Occupied Units - Total	1978	64,238	8,372	39,372	4,229	24,866	4,143
2	a. Substandard	1978	8,425	8,372	4,708	4,229	3,717	4,143
3	b. Standard (line 1 minus line 2)	1978	55,813		34,664		21,149	
4	2. Vacant Available Units - Total	1978	3,185	1,003	1,056	31	2,129	972
5	a. Substandard	1978	1,313	1,003	334	31	979	972
6	b. Standard (line 4 minus line 5)	1978	1,872		722		1,150	
7	3. Housing Stock Available - Total (sum of lines 1 and 4)	1978	67,423	9,375	40,428	4,260	26,995	5,115
8	4. Standard Housing Stock Available - Total (sum of lines 3 and 6)	1978	57,685		35,386		22,299	
9	5. Current Standard Available Vacancy Rate (line 6 ÷ line 8)	1978	3%		2%		5%	

DEFINITIONS, DATA SOURCES, AND METHODS (Attach additional sheets, if necessary, and identify with items above.)

1. Definition of "substandard" used.
2. Definition of "suitable for rehabilitation" used.*
3. Data sources and methods used.
4. Special housing conditions.

* Required only if the applicant proposes rehabilitation as a part of its Housing Strategy and as a goal for housing assistance.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
HOUSING ASSISTANCE PLAN1. NAME OF APPLICANT
City of Fort Wayne, Indiana

2. APPLICATION/GRANT NUMBER

TABLE II-1 - HOUSING ASSISTANCE NEEDS OF LOWER-INCOME HOUSEHOLDS

B - 7 9 - M C - 1 8 - 0 0 0 3

3. PERIOD OF APPLICABILITY

4.

☒ ORIGINAL☐ REVISION, DATE _____☐ AMENDMENT, DATE _____

6. DATE OF SURVEY (B) USED

FROM: 7/1/79

TO: 6/30/80

STATUS OF HOUSEHOLDS
REQUIRING ASSISTANCE

NUMBER OF HOUSEHOLDS

ALL HOUSEHOLDS

ALL MINORITY HOUSEHOLDS

ALL FEMALE-HEADED HOUSEHOLDS

	TOTAL	ELDERLY (1-2 persons) and HANDI- CAPPED	SMALL FAMILY (4 or less persons)	LARGE FAMILY (5 or more persons)	TOTAL	ELDERLY (1-2 persons) and HANDI- CAPPED	SMALL FAMILY (4 or less persons)	LARGE FAMILY (5 or more persons)	TOTAL	ELDERLY (1-2 persons) and HANDI- CAPPED	SMALL FAMILY (4 or less persons)	LARGE FAMILY (5 or more persons)
(a)	(b-1)	(b-2)	(b-3)	(b-4)	(c-1)	(c-2)	(c-3)	(c-4)	(d-1)	(d-2)	(d-3)	(d-4)
1 A Total Owner Households (sum of lines 2 and 3)	6,685	2,364	2,258	2,063	1,033	81	408	544	2,587	1,090	1,383	114
2 Owner Households to be Displaced during the three year program	186	36	93	57	62	12	26	24	90	14	51	25
3 Owner Households (excluding displaces)	6,499	2,328	2,165	2,006	971	69	382	520	2,497	1,076	1,332	89
4 Percentage of Total by Household Type	100%	35 %	34 %	31 %								
5 B Total Renter Households (sum of lines 6, 7 and 8)	6,735	1,762	4,080	893	1,078	97	626	355	2,963	1,304	1,511	148
6 Renter Households to be Displaced during the three year program	164	20	90	54	51	4	25	22	81	6	51	24
7 Renter Households (excluding displaces)	6,571	1,742	3,990	839	1,027	93	601	333	2,882	1,298	1,460	124
8 Households Expected to Reside	0	0	0	0	0	0	0	0				
9 Percentage of Total by Household Type	100%	26 %	61 %	13 %								

NARRATIVE (Attach additional sheets, if necessary)

1. Date sources and methods.
2. Special housing needs of lower-income households.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
HOUSING ASSISTANCE PLAN

1. NAME OF APPLICANT

City of Fort Wayne, Indiana

2. APPLICATION/GRANT NUMBER

B - 7 9 - M C - 1 8 - 0 0 0 3

TABLE II-2 - HOUSING ASSISTANCE NEEDS OF LOWER-INCOME HOUSEHOLDS

3. PERIOD OF APPLICABILITY

FROM 7/1/79 TO: 6/30/80

4.

☒ ORIGINAL

☐ REVISION, DATE _____

☐ AMENDMENT, DATE _____

5. DATE OF SURVEY(S) USED

STATUS OF MINORITY
HOUSEHOLDS REQUIRING
ASSISTANCE

PROVIDE DATA FOR EACH CATEGORY OF MINORITY HOUSEHOLD, AS APPROPRIATE

(Check appropriate box)

1. Reserved

2. ☒ Black, not Hispanic

3. ☐ American Indian or Alaskan Native

4. ☐ Hispanic

5. ☐ Asian or Pacific Islander

(Check appropriate box)

1. Reserved

2. ☐ Black, not Hispanic

3. ☐ American Indian or Alaskan Native

4. ☒ Hispanic

5. ☐ Asian or Pacific Islander

(Check appropriate box)

1. Reserved

2. ☐ Black, not Hispanic

3. ☐ American Indian or Alaskan Native

4. ☐ Hispanic

5. ☐ Asian or Pacific Islander

	TOTAL	ELDERLY (1-2 persons) and HANDI- CAPPED	SMALL FAMILY (4 or less persons)	LARGE FAMILY (5 or more persons)	TOTAL	ELDERLY (1-2 persons) and HANDI- CAPPED	SMALL FAMILY (4 or less persons)	LARGE FAMILY (5 or more persons)	TOTAL	ELDERLY (1-2 persons) and HANDI- CAPPED	SMALL FAMILY (4 or less persons)	LARGE FAMILY (5 or more persons)
(1-1)	(1-2)	(1-3)	(1-4)	(1-5)	(1-6)	(1-7)	(1-8)	(1-9)	(1-10)	(1-11)	(1-12)	(1-13)
A. Total Owner Households (sum of lines 2 and 3)	874	68	332	474	108	6	51	51				
Owner Households to be displaced during the three year program	11	8	1	2	--	--	--	--				
Owner Households (excluding displaced)	863	60	331	472	108	6	51	51				
B. Total Renter Households (sum of lines 5 and 6)	966	87	561	318	112	7	65	40				
Renter Households to be displaced during the three year program	50	4	24	22	1	--	1	--				
Renter Households (excluding displaced)	916	83	537	296	111	7	64	40				

10 MARKS

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

HOUSING ASSISTANCE PLAN

TABLE III - THREE YEAR HOUSING PROGRAM
THREE YEAR GOAL

3. PERIOD OF APPLICABILITY

FROM

TO

7/1/79

6/30/82

1. NAME OF APPLICANT

City of Fort Wayne, Indiana

2. APPLICATION/GRANT NUMBER

8 - 7 9 - M C - 1 8 - 0 0 0 3

4. ☒ ORIGINAL☐ REVISION, DATE☐ AMENDMENT, DATE

TYPES AND SOURCES OF HOUSING ASSISTANCE

NUMBER OF LOWER-INCOME HOUSEHOLDS TO BE ASSISTED

TOTAL

ELDERLY
(1-2 persons)
AND
HANDI-
CAPPEDSMALL
FAMILY
(4 or less
persons)LARGE
FAMILY
(5 or more
persons)

(a)		(b)	(c)	(d)	(e)
1	A. Total Goals for Housing Assistance for Homeowners (sum of lines 2 and 5)	1,003	351	341	311
2	1. New Construction Assistance for Homeowners (sum of 3 and 4)	153	0	61	92
3	HUD Assisted Programs	153	0	61	92
4	Other*				
5	2. Rehabilitation Assistance for Homeowners (sum of lines 6, 7 and 8)	850	351	280	219
6	Community Development Block Grants	750	320	235	195
7	HUD Assisted Programs (Section 312 loans)	100	31	45	24
8	Other*				
9	B. Total Goals for Housing Assistance for Homeowners by Percentage of Household Type	100%	35 %	34 %	31 %
10	C. Total Goals for Housing Assistance for Renters (sum of lines 11, 14, 17 + 23)	1,022	266	624	132
11	1. Assistance for Prospective Homeowners (sum of lines 12 + 13)				
12	HUD Assisted Programs				
13	Other*				
14	2. New Rental Units (sum of lines 15 + 16)	419	109	256	54
15	HUD Assisted Programs	419	109	256	54
16	Other*				
17	3. Rehabilitation of Rental Units (sum of lines 18, 19 + 22)	303	79	185	39
18	Community Development Block Grants				
19	HUD Assisted Programs (sum of lines 20 + 21)	303	76	188	39
20	Substantial Rehabilitation	303	76	188	39
21	Section 8 Existing with Moderate Rehabilitation				
22	Other*				
23	4. Existing Rental Units (sum of lines 24 + 27)	300	78	183	39
24	HUD Assisted Programs (sum of lines 25 + 26)	300	78	183	39
25	With Repair				
26	Without Repair				
27	Other*				
28	D. Total Goals for Housing Assistance for Renters by Percentage of Household Type	100%	26 %	61 %	13 %
29	E. Total Goals for HUD Assisted Rental Units by Percentage of Household Type	100%	26 %	61 %	13 %

NARRATIVE (Attach additional sheets if necessary and identify with items above)

1. Footnote units to be provided specifically for the handicapped.

2. Describe the programs listed under this category.

3. Describe those actions necessary to facilitate the accomplishment of the goals.

CHECK IF APPLICANT WISHES TO REVIEW ALL STATE HFDA HOUSING PROPOSALS.

METHODOLOGY

There were no data sources available beyond those used in preparing the 78/79 HAPs, therefore, we updated Table I, II and II.2, using the following sources and methodology.

Table I

Data Sources: City of Fort Wayne Minimum Housing & Relocation
City of Fort Wayne Code Enforcement & Demolition - Reports
City of Fort Wayne Building Department - Reports

Table II

Data Sources: Redevelopment
Street & Light Engineering
1970 Census Information
Housing Authority
Park Department
CD&P (Housing Activity Reports)

Due to changes in the form, all standard "suitable for rehabilitation" units from the previous year's HAPs were moved to the substandard "suitable for rehabilitation" line, and the necessary increases and decreases made to affected lines.

In order to arrive at the occupied units, Building Department and Minimum Housing data were used. For the period 11/1/77 to 1/1/79, Building Permits were issued for new construction for:

Renter's units	730
Single family units	<u>380</u>
Total new construction	<u>1,110</u>

The total "new construction" was added to total "occupied units" in Table I of the 78/79 HAPs and the 25 occupied units demolished by Minimum Housing were subtracted in order to arrive at the total of all occupied units for the 79/80 HAPs.

78/79 HAP Occupied Units	63,153
New Construction	<u>1,110</u>
	64,263
Demolished Occupied Units	<u>-25</u>
All Occupied Units for 79/80 HAPs	<u>64,238</u>

The substandard "all units" total was arrived at by subtracting building permits issued for residential repairs that resulted from code enforcement activities from the substandard "all units" total in last year's HAPs (78/79) and the 25* non-vacant demolished homes reported by Minimum Housing.

78/79 Substandard All Units	9,289
Building Department Permits	-839
Minimum Housing Demolition/non-vacant homes	-25*
79/80 Substandard "all units" Total	<u>8,425</u>

The substandard "suitable for rehabilitation" was arrived at by subtracting the 839 rehabilitated homes from last year's substandard "suitable for rehabilitation" line and by subtracting the 25* non-vacant demolished homes reported by Minimum Housing.

78/79 Substandard "suitable for rehab"	9,236
Building Department Permits for rehab	-839
	<u>8,397</u>
Min. Housing Demolition/ non-vacant homes	-25*
79/80 Substandard "suitable for rehab"	<u>8,372</u>

The substandard "suitable for rehabilitation" Renter and Owner Units were arrived at by finding the percentage of those lines in last year's HAPs and then projecting the number of Renter and Owner Units rehabilitated out of the total 839 rehabilitated this year. Those units were then subtracted from last year's Owner and Renter "suitable for rehabilitation" figures.

79/80 Total Units Rehabilitated	839
78/79 Renter Units "suitable for rehab"	<u>50%</u>
4,588 or	419.59

rounded off to 420

79/80 Units Rehabilitated	839
78/79 Owner Units "suitable for rehab"	<u>50%</u>
	419.59

Last Year's Owner Units	4,648
	<u>-419</u>
79/80 Owner Units "suitable for rehab"	4,229*

*The 25 aforementioned demolished units were also subtracted from the renter's units.

The standard line is line 1 minus line 2.

Vacant Available Units. Table I.

150 vacant owner units were demolished by Minimum Housing over the last year. This figure was subtracted from the vacant available units total, the owner's vacant category, and substandard vacant category in the 78/79 HAP to provide the necessary information for those lines in the 79/80 HAP.

The standard vacant line was arrived at by subtracting line 5 from line 4.

The housing stock available, standard housing stock available and vacancy rate were arrived at by following the directions on the HUD form.

Table II.1

1. Total owner households was arrived at by following the direction on the form. (sum of lines 2 and 3)
2. Owner households to be displaced was arrived at by adding low income households expected to be displaced figures from Redevelopment, Minimum Housing, Park Department, Housing Authority and Street Engineering to the previous year's expected to be displaced. The information was available by tenure and was added to those households accordingly.
3. Owner households, excluding displacees, was arrived at by subtracting all committed units (ie. East Central Towers, Briarwood, Eden Green, South Town Square) and carrying through according to tenure.
4. Percentage of total household type is self explanatory.
5. The preceeding methodology was used for arriving at renter households figures.

"Expected to Reside" was arrived at by using 1970 Census household income information and the formula in the HUD directive.

- a. Percentage of low income households in SMSA - 24%
- b. Total number of households in applicants jurisdiction - 44,000
- c. $44,000 \times 24\% = 10,561.92$ Total required number of lower income households.
- d. 14,801-number of lower-income households currently residing in applicants jurisdiction.
- (c) $\frac{10,561.92 - (d) 14,801.00}{1 - 24\%} = \frac{-4,239.08}{76\%} = 0 \text{ ETR}$

The line "percentage of total by household type" is self explanatory.

Table II.2 was arrived at by transferring the information supplied for minority households in Table II.1 to the Black and Hispanic categories.

DEFINITIONS, TABLE I - II

Substandard:

1. Housing units that are not safe, sanitary and are a threat to the public welfare. Such units are in violation of more than one critical defect in relation to the minimum housing codes.
2. Substandard Suitable for Rehab - Those units in need of intermediate repairs, that the cost of repair would not exceed the cost of replacement.

TABLE III - EXPLANATION OF PRIORITIES
(for Tables III and V)

The priorities in the three year goals are based upon availability of program resources and are proportional to percentages arrived at in the housing needs, Table II, of the 1978 HAP.

New Rental Units

The City is seeking to obtain Section 8 funded new rentals for handicapped, elderly, small family and large family households. The established three year goals for new construction are based upon, and designed to meet, the needs of all low and moderate income persons needing housing assistance.

The City of Fort Wayne has placed special emphasis on handicapped family and large family needs because of the limited opportunities to provide housing through other programs due to a scarcity of adoptable units. The City is seeking a current three year goal of 50 Section 202 handicapped units.

Rehabilitation of Rental Units

Throughout the City's Community Development target neighborhoods, the Central Business District and pockets in the second ring, there exists structurally sound buildings that are economically and functionally obsolete. These structures can be renovated as residential units by combining the efforts of the private and public sectors. Therefore, the City's goals include requesting funding for substantial rehabilitation units for elderly, small family and large family households.

Existing Rental Units

Funding for Section 8 existing units will be requested to provide an alternate housing opportunity for those persons competing within the rental market. The three year goal includes requesting funding for 42 units for handicapped households, as well as the request for small and large family units indicated in the 79 HAP.

Rehabilitation Assistance to Homeowners

There will be a continuation of Neighborhood Care loans and grants made available to the seven Community Development target neighborhoods and city-wide cases of emergency. The City has also requested allocation for Section 312 monies to complement it's Neighborhood Care program and will continue to use Block Grant funds for urban homesteading properties.

HOUSING ASSISTANCE PLAN

TABLE IV - GENERAL LOCATIONS FOR PROPOSED HOUSING

1. NAME OF APPLICANT

City of Fort Wayne, Indiana

2. APPLICATION/GRANT NUMBER

B - 7 9 - M C - 1 8 - 0 0 0 3

3. PERIOD OF APPLICABILITY

FROM 7/1/79 TO 6/30/82.

4. ☒ ORIGINAL

☐ REVISION, DATE _____

☐ AMENDMENT, DATE _____

A. IDENTIFY GENERAL LOCATIONS ON MAP IN THIS APPLICATION

1. New Construction: Census Tract or Enumeration District Numbers, or other locational designation

Elderly units to be constructed throughout city where suitable sites can be located.

Family units to be constructed throughout city where suitable sites can be located.

Large Family same as Family.

Handicapped units are to be constructed city-wide where suitable sites can be found.

2. Rehabilitation: Census Tract or Enumeration District Numbers, or other locational designation

Community Development Block Grant funds (CDBG)

A. General Rehab. Rehabilitation of housing units within CD target neighborhoods in Census Tracts 6,9,10,11,12,13,14,16,17,18,19,21,27, and 28.

B. Spot Rehab. Rehabilitation of housing units city-wide where rehabilitation is initiated by the need to correct an emergency situation.

Section 8 Substantial Rehab. Substantial rehabilitation in Census Tracts designated for comprehensive neighborhood revitalization.

Substantial Rehab. (other) Rehabilitation of units city-wide through Housing Authority scattered site program.

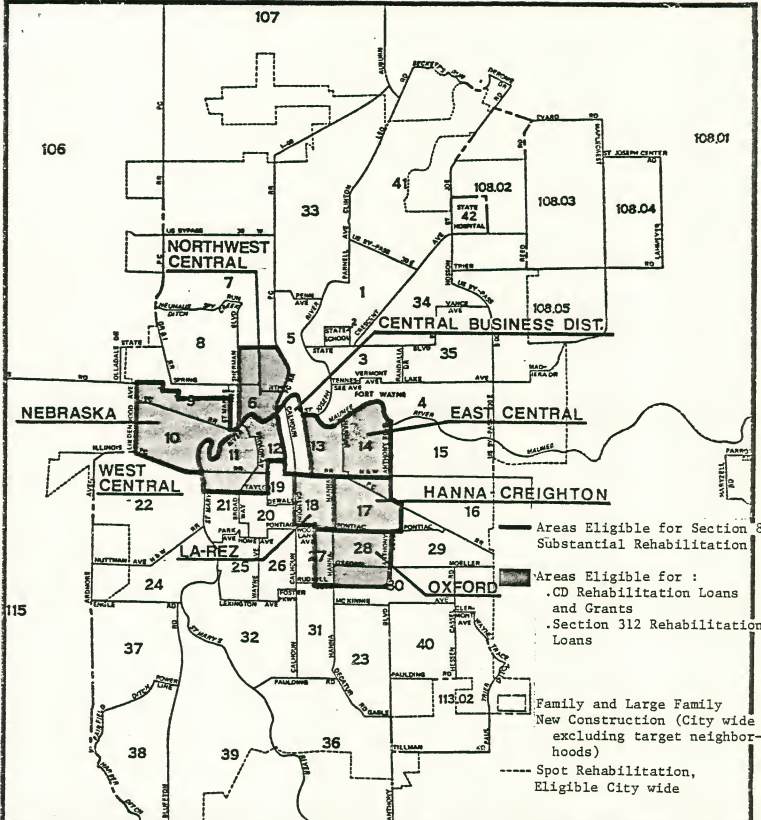
B. EXPLANATION OF SELECTION OF GENERAL LOCATIONS

1. New Construction

The general locations selected were determined by the availability of land, the availability of public services, the availability of public transportation and the absence of adverse environmental factors.

2. Rehabilitation

The selection of general areas for rehabilitation of units was determined by examining the pattern of deteriorating structural conditions, priorities for neighborhood and community revitalization using CDBG resources, and specific program guidelines.



LOCATIONS FOR PROPOSED LOW INCOME HOUSING

CITY OF FORT WAYNE
DEPT. OF COMMUNITY DEVELOPMENT AND PLANNING

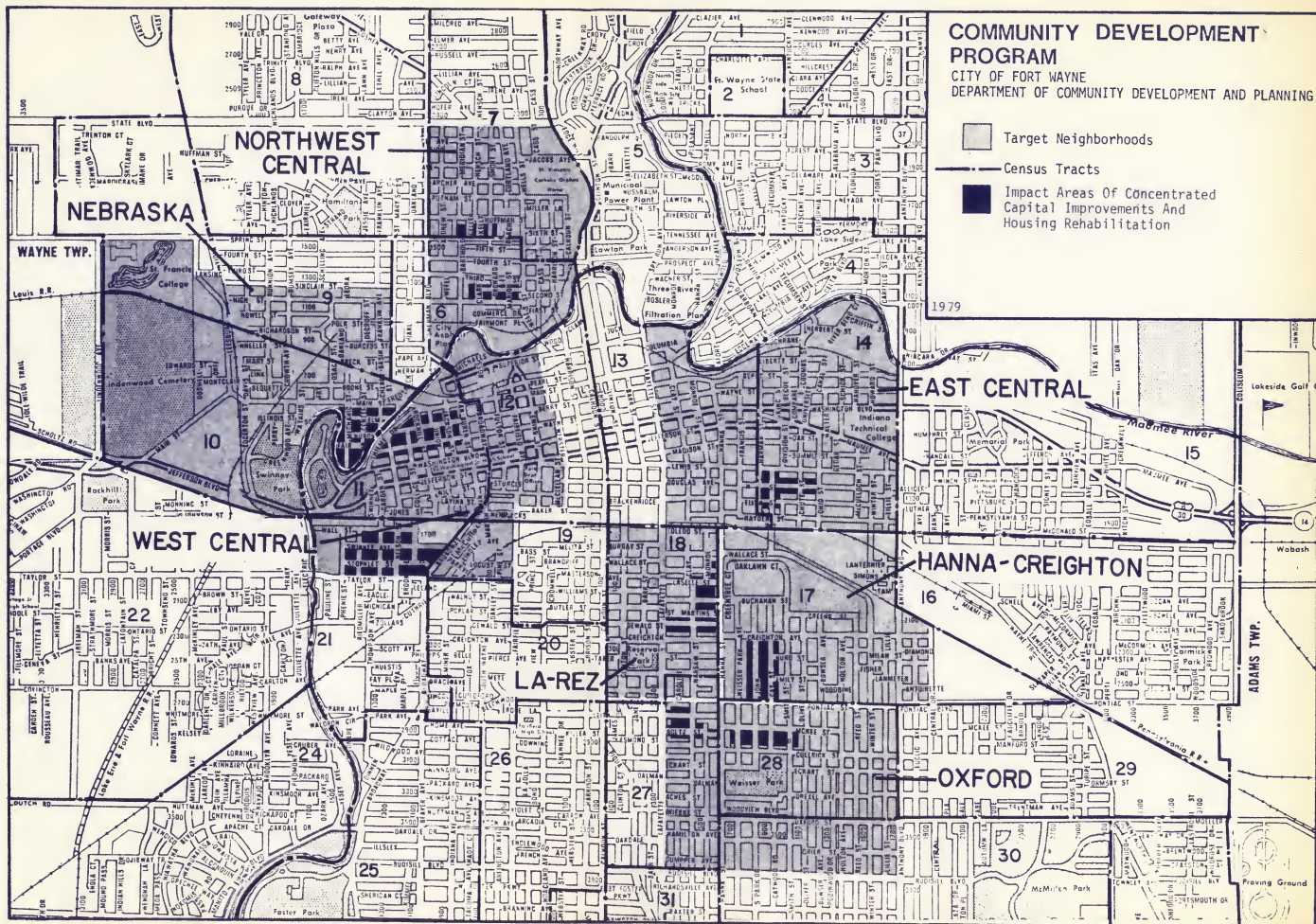


Figure 7

A COMMUNITY DEVELOPMENT PLAN
FOR FORT WAYNE

DRAFT

Prepared for the
City of Fort Wayne

by the

Department of Community Development and Planning

March, 1979

CITY OF FORT WAYNE

Robert E. Armstrong, Mayor

Common Council

Winfield C. Moses, President

John Nuckols	Samuel J. Talerico
Donald J. Schmidt	James S. Stier
William T. Hinga	Paul M. Burns
Frederick R. Hunter	Vivian G. Schmidt

The Fort Wayne City Plan Commission is acknowledged for their role in developing the City's Comprehensive Plan, of which this document is a part.

City Plan Commission

George Simler III, President

Luben Lazoff, Vice President Thomas Adams, Secretary

Howard A. Biggs	Gretchen Wiegel
Vivian G. Schmidt	G. Philip Andorfer
Henry P. Wehrenberg	Darrell L. Blanton

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Hanna-Creighton
East Central
LaRez
West Central
Nebraska
Northwest Central

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INTRODUCTION

Fort Wayne in 1979 can be described as a basically healthy urban complex which has withstood the ever-popular shift in investment and population from the frostbelt to the sunbelt relatively well so far. In contrast to many of its metropolitan neighbors, the City has been able to avoid the strangle-hold which conceivably could have been placed on it by incorporation of independent suburbs and has even managed to increase its population and tax base through a limited amount of annexation. The City and surrounding area is fortunate to have a number of major employers which pay, on the average, good wages and probably results in the low present unemployment rate of 4.9%. There is a variety of good quality housing available at reasonable prices for most people. Entertainment and cultural facilities abound, and it is commonly said that Fort Wayne is an ideal place for family living.

While the above description may be fairly accurate in discussing the City and metropolitan area as a whole, it is only part of the story. A great deal of Fort Wayne's prosperity in recent years has been limited to the edges of the City and its suburban areas. As more people, job opportunities and commercial facilities rushed to spacious suburban surroundings, they left behind a central city which was gradually not in as much demand by people who could make meaningful investments. Housing and use of retail or service facilities began to trickle down to lower income residents who, because such opportunities were not available in the more demanded areas, became increasingly concentrated

in the City's core. As economic rents were not enough to adequately maintain structures in this area and government resources were being diverted to establish services in the developing areas, physical conditions gradually deteriorated. Many years of this trend have resulted in numerous portions of the City feeling some degree of physical and economic stress.

Clearly, if the City is to overcome both national and local patterns of investment and migration, it must develop comprehensive policies for action in all of those areas. While numerous funding programs and studies have been undertaken locally in regard to the improvement of urban conditions in the past, most of these have been limited either functionally by what they could address, or geographically to small areas, projects or even sites. The preparation of this document, while certainly not all-encompassing, was encouraged by the evolution in recent years of the Community Development Block Grant program, an effort by the federal government to provide resources much more broad in scope than past categorical programs. Because of this great leeway given to cities in selecting activities for improvement of their environments, recent changes in regulations concerning the program have directed cities to become more serious in developing comprehensive policies aimed toward the resolution of their needs. The Community Development Plan outlined in this document is the City of Fort Wayne's attempt to address the problems becoming evident as the City grows in both size and age. Strategies designed to address problems in their early stages usually result in less expenditures of public monies, allow for a greater variety of alternatives to address these problems, and produce greater success in encouraging private investments to assist in addressing these identified problems. As the City's comprehensive and neighborhood planning functions

continue to mature, the Community Development Plan will be refined and expanded to capitalize on new opportunities and to examine different alternatives to address problems which have increased or decreased in intensity.

The Plan is divided into seven parts. Part I presents a brief community profile on overall characteristics and conditions in the physical and social environment. Areas of the City experiencing significant concentrations of blight and economic stress are identified and the City's needs in addressing those problems are outlined in Part II. The strategy for revitalizing Fort Wayne's neighborhoods is presented in Part III. Part IV describes the City's housing strategy. Part V describes the strategy for providing communitywide public facilities and improvements funded from the Community Development Block Grant, while Part VI summarizes the City's economic development strategy. The final section, Part VII, is an appendix containing maps on physical and social conditions as well as proposed activities.

PART I
A COMMUNITY PROFILE

In formulating a community development strategy for the City of Fort Wayne, there are some general facts which should be outlined initially concerning present conditions and characteristics. The data in this section will deal with population, income, economic conditions, and housing conditions of the community.

Population Characteristics

The population of Fort Wayne in 1970 was 177,671, an increase of 15,875 from the 1960 census. As in many cities of this size, the figures hide the fact that all census tracts in the inner city show declining population while a majority of second ring census tracts also show decline. Therefore, the overall 7% increase occurred predominately in third or outer ring census tracts of the City and areas where annexations occurred in the sixties. Internal migration patterns are of concern to the City. Between 1960 and 1970, 14,063 persons were annexed. When adjusted for annexation, Fort Wayne's real population growth was only 1,832 or 1.1% of the 1960 population. Another population trend which gives some reason for concern is the fact that recent data from the Bureau of Census indicates that between 1970 and 1975, 4,600 people or 1.7% of the total population emigrated from the County. This contrasts with an in-migration of 20,493 persons between 1960 and 1970.

City-wide distribution by age for the population indicates that 34.4% of the total is 18 years of age or younger. The distribution of this population indicates that only five census tracts contain appreciably more

youth than the city-wide average. The other age group which can be easily defined through available data is the 65 and older population, which comprises 10.3% of the City's total population. Two census tracts in the inner city have a concentration of more than twice that figure while another eleven census tracts in the first or second ring of the City show more than 15% of their populations to be 65 or over.

The 1970 racial composition of the community expressed in percentages is 88.9 white, 10.6 black and 0.5 percent other. Total white population net gain for the 10 year period is 8,206 or 5.5% increase, but when measured against the over 14,000 residents annexed (who are known to be predominately white) the facts would indicate that whites from the middle and upper income groups are leaving the City and most probably are settling in the surrounding area. The people left behind are on the average older and poorer. The black population of the City, according to the 1970 census figures, is 18,921 as compared to 11,645 in 1960. The black population total has increased by 7,276, a 62.5% increase since 1960. The major concentration of this black population is in five census tracts of the central city (see figure 1), with the highest black percentage in any one tract being 73%. There are two other tracts which have percentages of 20 or more and both of these are also located in the first ring. While other minority population is rising rapidly (from 344 in 1960 to 757 in 1970), the total numbers are relatively low. This segment of the population, while being more widely dispersed in the community, is still concentrated mainly in areas near the core of the City.

Income Characteristics

Median family income for the City was \$10,401 as compared to \$11,010 for the total Fort Wayne SMSA according to figures from the 1970 Census. For Fort Wayne, the range by census tracts is from a low of \$5,152 to a

high of \$16,511. There are fourteen census tracts with median incomes below \$9,000. A majority of these follow an uninterrupted pattern across the central city from near the western boundary to the east side industrial complex which lies outside the City limits (see figure 2). The six tracts with medians greater than \$13,000, with one exception, have at least one of their borders being a City limit boundary. The exception is contiguous on two sides to one of the other census tracts in this group.

To reinforce the concept of income distress, the figures for families below the poverty level match very closely with low median income (see figure 3). The total number of families below poverty level is 2,750. With the deletion of two census tracts from the low median income list and the addition of two near northwest side census tracts, the above mentioned central city area accounts for 1,498 of those families below poverty level (54.4% of the City total). Equally important, the six census tracts which have more than 16% of the families living in them below poverty level are located in the central city. Unemployment, under-employment, and the relatively high percentage of residents with low work-skill levels are major causes for the concentration of these pockets of poverty within the city limits. A secondary cause is the abnormally high proportion of senior citizens living in these income distress areas.

Economic Conditions

Fort Wayne's overall economy seems generally healthy with high average wages and low unemployment figures based on national averages. There are, however, many signs of lag present which are characteristic of older, heavily industrialized manufacturing centers.

The area economy is heavily dependent on manufacturing, especially the manufacturing of durable goods. In 1978, 36.0% of the area's non-

agricultural work force was engaged in manufacturing, with 79.6% of these employees involved in the production of durable goods. Figures from 1970 showed 39.4% of the non-agricultural work force in the manufacturing sector. This represents an eight year decline of 3.4%. The second largest employment sector is the retail and wholesale trade group. This sector comprises 23.8% of the total non-agricultural area workers. The corresponding 1970 figure was 22.1%.

Other trends indicate that the City's economy is not as strong as overall employment figures imply and that the market is not providing sufficient economic opportunity for its residents. The productivity of the area workers per dollar wage in 1972 has slipped to 84% of the national average. Absolute productivity has also declined, indicating that new capital investment in the area has not kept pace with the national average. If this trend continues, local employers will, at some time, not be able to operate their relatively old plants at a profit. Since the area is highly dependent on the manufacturing of durable goods, these industries are highly vulnerable to fluxuations of the national economy. This instability reflects the relatively low productivity per dollar wage of the area's workers.

The area's labor force growth has been relatively stagnant since 1974. A stagnant or a declining labor force is not generally a characteristic of a healthy economy.

The city-wide rate of unemployment in 1978 was a relatively low 4.9%. However, certain areas of the city revealed relatively high levels of unemployment. Of the seven census tracts with a significantly higher unemployment rate than the city-wide rate, six are in the central city immediately adjacent to the central business district. Although the City does not have an overall high unemployment rate, the uneven geographical distribution of

unemployment does cause serious effects in certain areas of the City.

Since 1963, the retail sector of Fort Wayne's CBD has declined, leaving behind vacant store fronts and a general deterioration and disinvestment. Retail sales in the CBD declined 28% between 1967 and 1972, with indications that this decline is continuing. Similar declines have occurred in several other City retail areas, especially neighborhood retail districts. Numerous large structures have evidently lost their desirability for economic activities, particularly light industry. These structures are vacant and contribute to further decline. In addition to vacant non-residential structures in the central City, there are a large number of underutilized structures. Frequently, older multi-story nonresidential structures located in the downtown area are only utilized at ground level; whereas, productive use of this underutilized space could strengthen the economy of the City.

While Fort Wayne's per capita income has continued to grow, from \$3,275 in 1969 to \$4,752 in 1974, it is still far below the national average. During this same five year period, the nation's per capita income grew from \$3,966 to \$5,486. In 1969, Fort Wayne's figures represented 82.6% of the nation's figure. The comparable figures for 1974 indicate that Fort Wayne's per capita income had increased to 86.7% of the national average.

Housing Conditions

The age of the housing stock is varied but in general the oldest units are on the near east and west side with the last area to develop being north of the St. Mary's and Maumee Rivers. Figures indicate that 48% of all housing units were constructed before 1940 (many date back into the 19th century); 15% were built in the period between 1940-1949, and the other 37% were constructed after 1949.

Between November 1, 1977 and January 1, 1979, the City issued building permits for the construction of 380 single family residential units and 730 multi family units. Generally, as the distance from the central City increased, the number of building permits issued for new residential construction increased. Super-imposed upon this trend is also the dominance of new residential construction occurring in the northeastern sector of the City.

The total number of housing units in Fort Wayne, according to the 1979 Housing Assistance Plan, is 67,423. This figure represents a 6,077 housing unit increase from the 1970 Census figure. The 67,423 housing units identified in the 1979 Housing Assistance Plan are composed of 64,238 occupied and 3,185 unoccupied housing units. This represents a vacancy ratio of 4.7%. Of the 64,238 occupied housing units in the City, 61.3% are owner occupied, while the remaining 38.7% are renter occupied. Generally, as the distance from the center of the City increases, the percentage of owner occupancy increases, while the vacancy rate decreases.

In regard to types of housing, single family predominates with 72% of the units. Many census tracts contain concentrations of single family units of over 90%. Two-family units comprise 10% of the City-wide total. Multi-family structures make up 17% of the dwelling units, with some census tracts composed of 50% or more with units of this type.

Classification of structural conditions in the 1976 Housing Condition Study are broken down into four categories: (1). structurally sound (2). needing minor repair (3). needing major repair, and (4). deteriorated, structurally unsound. City-wide figures indicate that 22.1% of the housing stock is in need of major repair or is deteriorated. The pattern of census tracts which have concentrated housing problems greater than the City-wide figures (see figure 4) extends from west to east through the central city

with all census tracts along the east-west railroad lines having disproportionately high numbers of deteriorated housing stock. There are also two tracts on the near northwest side which show severe signs of housing decline. The two census tracts which abut the Central Business District (CBD) have more than 30% of their units in a deteriorated or structurally unsound condition with more than 50% of the units in each tract needing major repair. There are three inner city tracts which have more than 20% of their housing units in a deteriorated condition and all of these areas have at least 50% of their units falling in the deteriorated or in need of major repair categories.

An indicator of inner city abandonment can be observed in the number of vacant housing units. While the 1977 City-wide vacancy rate is 6%, there are seven inner city census tracts that are substantially higher (9% or more) than that percentage. The highest vacancy rate in any tract is 30.2%.

The 1970 Census reveals that 3,608 of the 61,377 occupied housing units located within the City of Fort Wayne are over-crowded. These figures indicate that 5.9% of the occupied housing units in the City are over crowded.

The 1970 City-wide median housing value is \$13,834. While many census tracts in the first and second ring of the City fall under this median housing value, there are several other conclusions to be reached using the figures available. Census tracts in the northeast quadrant of the City are all above the median with one exception, and this tract falls only \$400 below the median. The major portion of housing drastically below the median (25% or more) is concentrated in sixteen census tracts within the inner city or in neighborhoods contiguous to that area.

PART II
COMMUNITY DEVELOPMENT AND HOUSING NEEDS

The basic information described previously indicates a number of patterns and characteristics that have emerged as problems for the City. Additionally, other more detailed data which is simply too voluminous for a document such as this amplifies many of the general problems specifically on a neighborhood level. The problems, both general and specific, must be addressed if Fort Wayne is to assure itself of overall viability as a major urban center in the future. In this section, areas with significant concentrations of lower income residents and physical condition problems will be specifically identified and a summary of the City's major community and neighborhood improvement needs will be summarized.

IDENTIFICATION OF DECLINING AREAS

A logical way of determining concentration areas of the low and moderate income households and physical deterioration is to individually determine the criteria which would indicate such concentrations. Income, unemployment, public assistance and housing indicators should substantiate areas of concentration.

Median Family Income

The median family income in the Fort Wayne SMSA according to 1970 Census data was \$11,010. There were 14 census tracts which ranked at 80% or less than the median for the area. Census Tract 2, which makes up the State Hospital and Training Center, was one of these. Basically, then,

there are 13 non-institutional tracts in the 80% or less classification.

Table 1 lists the comparative rank of those 13 tracts.

Table 1
1970 MEDIAN FAMILY INCOME

<u>Rank</u>	<u>Census Tract</u>	<u>Median Income</u>
1	12	5,152
2	14	6,714
3	11	7,222
4	18	7,291
5	17	7,488
6	13	7,578
7	19	7,633
8	16	8,066
9	10	8,208
10	27	8,413
11	115	8,500
12	20	8,546
13	22	8,694

More recently, 1974 data collected by R. L. Polk & Co. showed that the 13 lowest median income tracts had changed in four instances. Tracts 11, 13, 115 and 22 had been replaced by tracts 6, 15, 21 and 28. The explanation for the drop in rank of all four can be accounted for. Tract 13, which is the eastern half of the CBD, had two high-rent, high-rise apartment buildings constructed which brought higher income residents back to the area. Tracts 115 and 22 are on the far western and south sides and the areas near the city limits in each tract had major new housing developments to raise the average income. Tract 22 fell from 13th position, the last in the 1970 80% and under classification, to 15th position on the Polk Survey. The four new tracts in the Polk Survey are all inner city tracts with none of the four contiguous to the CBD, showing the outward spread of low and moderate income population concentrations.

Housing value can also be used to determine changes since the 1970 census in the geographic distribution of low and moderate income persons. The correlation between census tract median family income and census tract median housing value in 1970 is high enough ($r = .8$) to support the use of linear regression to estimate 1975 median income from 1975 housing value data. Such an analysis was done using 1975 housing sales data and results were expressed as a proportion of the city median income. Tracts 6, 10, 12, 13, 16, 17, 19, 28 and 29 showed an estimated 1975 median income that was 80% or less of the city's. No data was available for tracts 14, 15, 18 and 27; however, the fact that no information was available for housing sales through Fort Wayne's major realtors suggest that these tracts experience low housing values and low median incomes. Other recent information on income tends to support this assertion.

Families Below Poverty Level

The percentage of families below poverty level for the City of Fort Wayne in 1970 was 6.2. For the SMSA, the rate was a lower 5.1%. There were 17 census tracts above 6.2% with the highest being 23.1% in census tract 14. With the exception of census tract 2 (which incorporates the State Hospital and Training Center) there is a definite concentration of poverty in the census tracts which comprise the remaining areas. Three tracts which border the St. Mary's River to the west (tracts 22, 10 and 6) and all first ring tracts are part of this group. Also included is tract 7, which is immediately north of tract 6; this area being the only one in the second ring of the City. The other tracts with great percentages of families below poverty level are 11 through 20, 27 and 28, with these areas forming an uninterrupted path across the central city encompassing most of the first ring area.

Unemployment

Unemployment figures substantiate the pattern of concentration of low and moderate income households in the areas mentioned above. All but four of the 17 tracts also have unemployment rates above the city median rate. The four tracts not included are 13, 19, 10 and 7. Of the four omitted, one tract makes up more than half of the Central Business District. Seven of the remaining thirteen fall in the second ring of census tracts.

Welfare and Food Stamp Recipients

To reinforce the concept of heavy concentration of the low and moderate income households, current figures on welfare recipients and food stamp recipients for a one year period ending in November, 1977 show that the same census tracts are represented.

Table 2
WELFARE AND FOOD STAMP RECIPIENTS

November 1976 to November 1977

<u>WELFARE</u>			<u>FOOD STAMPS</u>		
<u>Rank</u>	<u>Census Tract</u>	<u>Recipients per 1000 pop.</u>	<u>Rank</u>	<u>Census Tract</u>	<u>Recipients per 1000 pop.</u>
1	18	238.7	1	18	183.5
2	17	231.8	2	17	169.1
3	27	163.9	3	12	164.5
4	14	155.6	4	19	132.1
5	28	152.3	5	14	117.7
6	13	149.1	6	13	108.8
7	15	140.1	7	16	104.1
8	19	139.7	8	27	103.5
9	16	127.8	9	6	100.0
10	12	110.5	10	15	95.5
11	22	84.5	11	28	82.2
12	6	73.0	12	10	75.0
13	21	70.6	13	22	74.2

Housing Conditions

Housing condition data can be compared from the 1972 survey completed by the Department of Community Development and Planning and the 1976 survey estimating number of units needing rehabilitation. The correlation by tract of the conditions over four years reinforce the problem of poor quality housing stock in several areas and point out the signs of deterioration which are beginning to affect tracts near the central city.

Included in the table from both years are census tracts which have more than 25% of the housing stock in need of major repair. As homes have been rehabilitated and deteriorated structures demolished over the past four years, the percentage of structures needing repair has diminished. The two census tracts which do not appear on the 1972 table are tracts 27 and 28. These two tracts are directly south of tracts 17 and 18, indicating that blight is spreading south from tracts 17 and 18. There are four census tracts which do not appear on the 1976 condition survey, but all four tracts have greater than 19% of their units in need of rehabilitation.

TABLE 3
HOUSING CONDITIONS, 1972 - 1976

1972 SURVEY					1976 SURVEY		
Rank	Census Tract	Needing Major Repair	Deteriorated	Total	Census Tract	Units Needing Rehab. ¹	
1	6	73.3%	20.7%	94.0%	14	57.87%	
2	19	66.9	22.3	89.2	18	47.65	
3	14	54.5	32.1	86.6	17	44.92	
4	12	50.3	31.0	81.3	12	44.31	
5	21	47.5	8.8	56.3	10	44.06	
6	13	24.8	26.8	51.6	13	43.00	
7	7	37.3	11.2	48.5	15	42.01	
8	15	40.6	5.4	46.0	6	41.07	
9	20	41.6	2.0	43.6	19	38.11	
10	16	25.8	12.1	37.9	27	37.82	
11	18	29.3	8.1	37.4	16	37.48	
12	4	35.4	0.8	36.2	11	31.71	
13	17	21.5	8.9	30.4	28	28.70	
14	22	22.8	3.7	26.5			
15	10	22.1	4.3	26.4			
16	11	22.4	3.9	26.3			

Housing Values and Resale Prices

The 1970 census indicates that the median housing value city-wide was \$13,834. There were fifteen census tracts which had an average housing value 20% or more below this median value. They are ranked from lowest value to highest in Table 4. The second section of Table 4 indicates the 1975 average selling price for single family dwelling units. While data is not available for four inner-city tracts, it can safely be assumed that these tracts fall within the fifteen lowest resale value census tracts. Of the fifteen tracts, all but one falls below the \$13,834 median value of 1970, which indicates that while housing costs elsewhere have gone up drastically over the period 1970-1975, viable housing stock values in these tracts have stagnated, showing a relative disinvestment in these areas.

¹Includes only structures needing major repair and in deteriorated condition.

In comparing housing stock which ranks low in both years, it is evident that several tracts are showing marked improvement in resale value, while others are barely holding at the levels of 1970. Some tracts (for example, 13 and 28) are actually losing value. The selling figures of 1975 must be further qualified by pointing out that the houses which are sold are considered better mortgage risks and therefore, if anything, imply a value probably higher than a true average for these areas.

Table 4
COMPARISON OF HOUSING VALUE, 1970 - 1975

<u>Housing Value, 1970 Census</u>			<u>Selling Prices, 1975</u>		
<u>Ranking</u>	<u>Census Tract</u>	<u>Avg. Value</u>	<u>Ranking</u>	<u>Census Tract</u>	<u>Avg. Price</u>
1	19	\$ 6,700	1	13	\$ 4,900
2	14	7,100	2	17	7,800
3	17	7,200	3	28	8,700
4	18	7,800	4	12	9,500
5	10	7,800	5	16	10,500
6	13	7,900	6	19	11,600
7	16	8,100	7	10	12,200
8	6	8,100	8	6	13,400
9	15	8,200	9	29	13,400
10	12	9,200	10	20	13,800
11	11	9,400	11	21	14,100
12	27	9,700			
13	28	10,200			
14	20	10,800			
15	21	9,600			

(Four census tracts which do not appear because of lack of data, but would probably appear in the lowest 15 ranking are tracts 14, 15, 27 and 18)

Housing Vacancy Rates

Vacancy rates city-wide have increased 50% over the four year period between 1970 and 1974. Listed in the two sections of Table 5 are tracts with a percentage of 25% or more over the city average. The city-wide vacancy rate has gone from 6% to approximately 9.5%. As evidenced by the table, the top four census tracts remained the same, with a change in order.

Most disturbing, however, is the percentage increase in the majority of the census tracts and the appearance of four new tracts in the 1974 rankings. These tracts are adjacent to central city neighborhoods which are presently involved in Community Development programs. This information reflects disinvestment, flight and lack of a solid housing market in the areas contiguous to the inner city.

Table 5
COMPARISON OF VACANCY RATES, 1970 - 1974

<u>Vacancies, 1970 Census</u>			<u>Vacancies, 1974 R.L. Polk Survey</u>		
<u>Rank</u>	<u>Census Tract</u>	<u>Vacant</u>	<u>Rank</u>	<u>Census Tract</u>	<u>Vacant</u>
1	13	30.2%	1	18	33.0%
2	14	20.2	2	14	27.4
3	18	17.1	3	17	23.5
4	17	16.8	4	13	22.6
5	12	13.2	5	19	22.2
6	19	11.5	6	27	19.9
7	11	9.7	7	15	19.8
8	108.01	8.7	8	12	17.0
9	108.02	8.7	9	11	15.8
10	27	8.6	10	6	15.4
11	20	8.3	11	28	14.2
12	10	7.9	12	16	14.0
13	6	7.4	13	21	13.3
			14	20	13.0
			15	10	12.8

Demolition Activity

The demolition program of the City is consistent with the Structural Condition Survey of 1972. For the year 1977, the tracts which received the greatest number of demolitions were (in descending order) 14, 17, 13, 18, 15, 27, 28, 16, 12 and 19. While several tracts with critical housing conditions do not appear on this listing, most have been included in a concentrated demolition program during the years 1972-1976.

Figures indicate that the percentage of deteriorated housing units has been drastically reduced in several census tracts. This, of course, results in a smaller housing stock but one which is in better overall condition, making a rehabilitation program more workable. However, in certain areas of the city, the large amount of demolition activity has had the effect of destroying the residential integrity of a neighborhood by creating a situation in which a few standard housing units remain in a block, which is characterized by basically undeveloped land. Compatible redevelopment of this unutilized land is important if preservation of the remaining standard housing units is to be encouraged.

COMMUNITY DEVELOPMENT AND HOUSING NEEDS

General Community Development Needs

The needs for community development and housing improvement in Fort Wayne are varied, but all relate to an overall need, both locally and nationally, to address the problem of urban decline. This problem is particularly evident in the plight of low and moderate income residents of the City and the concentration of them in declining areas. A summary of the City's needs can be grouped into general needs, housing needs, public improvement needs, economic development needs and individual needs of declining neighborhoods.

In addressing urban decline in Fort Wayne, there are four general needs for focusing community development attention. First, neighborhoods which have suffered from serious deterioration, but still have a potentially viable physical structure, need to be stabilized and ultimately rehabilitated. Secondly, neighborhoods that are still basically sound need to be preserved so that isolated problems do not cause them to deteriorate. Third, in

limited areas where physical blight and social distress has reached the point that existing infrastructure cannot be reasonably salvaged, there is a need to redevelop for new uses or functions. Finally, there is a need to counteract the economic imbalance resulting from excessive investment in developing fringe areas of the City while disinvestment occurs near its center.

Neighborhood Revitalization Needs

At present, there are seven neighborhoods which have significant improvement needs (see Figure 5) that are being addressed. The seven neighborhoods are Oxford, Hanna-Creighton, LaRez, East Central, West Central, Nebraska and Northwest Central. All of these neighborhoods are experiencing significant decline and all have a significant concentration of low and moderate income persons (see Figure 6). Other neighborhoods outside these areas also have significant needs that cannot be addressed in as much detail until planning activities progress further.

Oxford. Oxford is a near southeast residential neighborhood which encompasses all of census tract 28 and the eastern half of tract 27, plus approximately one-quarter of census tract 30. Social and economic transition in the Oxford neighborhood over the last decade has resulted in increasing concentration of low income families, higher vacancy rates, and an increase in the frequency of substandard housing. These factors have effected the neighborhood image to the extent that housing values have stabilized or, in some cases, even declined in the last decade. Combined with the rapid appreciation of housing values in other areas of Fort Wayne, the effective housing values in Oxford have suffered dramatically. Continued white flight

from this neighborhood has accelerated the disinvestment trends which have appeared over the last decade.

There is a real need for some type of fair housing assistance to help restore confidence in the neighborhood and to alter it's image. Private investments can then be committed in a climate that will see real estate values appreciate, rather than stagnate or decrease. Coupled with strategically placed capital improvements and rehabilitation loans to complement or direct private investment, the image of the neighborhood can be changed to reflect a positive feeling and create an environment which is conducive to reasonably safe and secure housing investments.

Hanna-Creighton. The Hanna-Creighton neighborhood is in census tract 17 and a portion of census tract 16, with three other target neighborhoods bounding it. Blight and decline has affected segments of the neighborhood in varying degrees. The placement of two housing projects in the northern part of the neighborhood and the increased activity in demolition and relocation throughout the neighborhood has created a poor neighborhood image from a city-wide prospectus.

The southwest sector of the neighborhood is the area in most critical need of attention. Failure to address the needs of this sector in the very near future will have a dramatic impact on the ability of this quadrant to cope with it's problems, the selection of alternatives to address it's problems, the likelihood of prudent expenditures of public monies, and the ability to attract private investments to complement public investments. Ignoring these needs could result in severe impacts on the remaining strong components of this sector, thus resulting in no alternative but total clearance.

The southeast and northeast sectors of the neighborhood are not as seriously affected by blight and, as a result, only limited measures must

be applied to detour more serious problems. Public monies, needed to stimulate private investments could be utilized to direct desirable trends in these quadrants.

Pontiac Street has had a disinvestment in commercial facilities during the last decade. Through a cooperative effort shared by Oxford, Hanna-Creighton and LaRez neighborhoods, the commercial investment atmosphere of Pontiac Street could be heightened.

The sparsely developed industrial land in the northern section of the neighborhood needs to be reinforced. Strengthening of this industrial base would create additional job opportunities for nearby neighborhood residents and also help strengthen the City's tax base.

There is a great need for strong community organization, with a resolve stirred in the residents to face the pressing social problems which plague the neighborhood. The percentage of low and moderate income people in the neighborhood is high, with a corresponding need to make them aware of the varied types of assistance available through the City.

East Central. The East Central neighborhood is adjacent to the CBD. The neighborhood encompasses half of tract 13 and all of tract 14. The structures in this particular area are some of the oldest in the City. The problems and needs experienced by many neighborhoods so close to a CBD are present in East Central. The need for extensive housing rehabilitation and construction as well as capital improvements is acute. While some private investment has taken place, the need for more involvement exists. High crime rates, land use conflicts, major arterials cutting through the area and the loss of retail services are additional problems which require attention and action.

LaRez. The LaRez neighborhood is in census tract 18, adjacent to the

Central Business District. An abnormal amount of the housing structures in the area are abandoned. Much of the area is severely blighted and in need of major housing rehabilitation. This neighborhood has lost much of it's housing stock to demolition and it's unsightly nature is due, in some part, to poor reuse of this land.

To restore interest in the neighborhood, action must be taken to strengthen the image of the area and to promote incentives for homeownership of the abnormal amount of abandoned housing units. Extensive capital improvements are needed where housing stock is viable. Action is sorely needed to rehabilitate and preserve the remaining housing stock in the area. Undeveloped lots must be reused to complement the existing residential area. Finally, efforts are urgently needed to reduce the frequency of crime in the neighborhood.

Nebraska. The Nebraska neighborhood is located on the near west side of the City to the north and west of the St. Mary's river. The area is in census tract 10 and part of census tract 9. A negative factor in the desirability of the neighborhood is it's poor mix of land use and the inordinate number of railroad lines which intersect the area. The condition of sidewalks, streets, curbs, and street lighting is deplorable in much of the neighborhood, as many of these items are among the oldest in the northern portion of the City.

There are pockets of poor housing in the neighborhood which need stringent maintenance or improvement. Capital improvement expenditures will be large if they are to keep pace with the needed housing rehabilitation. Some type of economic development is needed to revitalize the dying commercial corridors of the area. For the neighborhood to remain viable, there is a continuing need to insure the co-existence of the residential nature of

the area with it's high industrial usage.

West Central. The West Central neighborhood is adjacent to the CBD on the west. It's boundaries are within census tracts 11 and 12. The variation of types, size and concentration of housing stock in this neighborhood is unique. The area is the oldest on the west side of Fort Wayne.

Large sections of West Central are in need of housing rehabilitation and preservation, as much of the housing stock has fallen into disrepair. Supportive capital improvements are needed in most residential sub-sections of the neighborhood. Some action must also be taken to maintain a historically significant section of the neighborhood. Commerical encroachment at the expense of the neighborhood's traditional residential function needs to be stopped. Commercial activities along Broadway must be strengthened and reinforced to serve the consumer needs of nearby residential areas. Due to the fact that the major east-west arterials pass through West Central, a number of land use, circulation and noise problems need to be resolved.

Northwest Central. Northwest Central is located just north of the CBD. The neighborhood encompasses all of census tract 6 and the southern part of census tract 7.

The extreme southern section of the neighborhood needs extensive rehabilitation, consisting of housing improvements, selective demolition, and public improvements. Some areas in the middle of the neighborhood show signs of needing limited rehabilitation before decline spreads into them from the south. The Wells Street corridor has the potential for being a viable commercial strip but there is a need for reinvestment from both the private and public sectors if this is to become a reality.

Other Neighborhoods. There are other neighborhoods contiguous to these areas which are experiencing similar decline and deterioration problems. These areas generally lie to the south of West Central and the CBD,

as well as to the north and east of East Central. Needs in these areas most likely include housing improvement, public improvements, elimination of land use conflicts, improved services to the population, incentives for prospective homeowners to invest in the neighborhood, and occasionally some type of economic activity stimulation. However, it is not possible at this time to state the needs in these areas in as detailed a manner until neighborhood-level planning activity begins in them. The City must focus its neighborhood revitalization efforts on fulfilling the needs of present target neighborhoods in a reasonable time frame, prior to undertaking new target areas which would dilute the effects of limited public resources.

COMMUNITY HOUSING NEEDS

The housing deterioration that is part of the urban decline process relates to a number of needs concerning housing quality, supply, and market. Housing quality needs are the rehabilitation of deteriorating structures, elimination of dilapidated housing, and preservation of standard units. Housing supply needs are the addition of good quality new units to the housing stock, particularly for lower income households. Housing market needs include economic assistance for lower income households in maintenance and rehabilitation of housing, a better economic mixture of dwellers in the central city, greater private investment and financing activity in the central city, increased housing value in declining residential areas, encouragement of homeownership, a decrease in vacancy rates in central city neighborhoods, and a general balance of housing investment activity throughout the City.

COMMUNITY NEEDS FOR PUBLIC FACILITIES AND IMPROVEMENTS

Public improvement needs involve facilities, infrastructure, safety and welfare and coordination of land development activity. Public facilities such as community centers, parks and recreation facilities, libraries or other similar items need improvement or at time, construction. Public improvements are needed in the Central Business District to encourage reinvestment in the area, thus creating an increased employment base near low and moderate income families and a strengthened retail base within walking distance of low and moderate income neighborhoods. Infrastructure components such as streets, curbs, sidewalks, utility lines and street lighting also need to be improved, constructed or reconstructed in many deteriorating neighborhoods, as well as on a spot basis in stable neighborhoods. Crime prevention investments and actions are needed in certain neighborhoods to restore the residents' confidence and trust. Finally, public coordination of improvements is needed in order to prevent duplication of services and avoid conflicting investments.

ECONOMIC DEVELOPMENT NEEDS

The economic development needs of the City can be divided into three basic categories: lack of opportunities for area residents, especially those persons who are presently disadvantaged; a stabilization of economic activity in the central city; and the necessity to check the rising cost of living in the City to alleviate the hardship on the large percentage of low and moderate income residents of the area who are least able to cope with these problems.

There is a basic need for increased job opportunities which are accessible to low income people. Job training to teach marketable skills,

which will lead to higher wages must also be provided for those individuals most in need of employment. Fort Wayne must more actively solicit industrial movement into the area, while maintaining existing industries. Local employers should be encouraged to expand locally, creating more employment opportunities within the City. It is essential that an inventory of industrial land and available industrial buildings take place to determine more accurately economic resources and needs.

The basic economic stabilization need is to reverse the trend of out-migration of business from the central city (particularly the CBD) to the fringe areas. While much of this is an attitudinal problem, there are factors which must be dealt with to reverse this type of thinking. The erosion of the City's industrial tax base must be stemmed. Action to encourage industries to locate in Fort Wayne is essential. To maintain attractive commercial and industrial sites, capital improvements are needed to make inner city areas competitive with new sites in the outlying areas. A set of locational incentives are also necessary. Because of severe decline in the CBD, an extensive rehabilitation and redevelopment effort in this area is essential. Neighborhood commercial nodes are also in need of revitalization programs if total neighborhood revitalization is to be realized.

Finally, there is a need to effectively lower the rising cost of food, clothing, and shelter to the lower income households of the City. Fulfillment of this need would help minimize the physical distress experienced in areas with high concentrations of such households.

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PART III

COMPREHENSIVE COMMUNITY DEVELOPMENT STRATEGY

Fort Wayne's Community Development Strategy addresses the specific elements of housing and neighborhood needs, as well as the more complex process termed neighborhood decline. In order to meet the community development and housing needs identified for Fort Wayne, the City's strategy is heavily oriented to a neighborhood approach. Fort Wayne's present strategy involves concentration of neighborhood improvement efforts in the core of neighborhoods near the center of the City, with limited resources available for use at places of critical need outside those neighborhoods.

As specific physical and social components of neighborhoods deteriorate, so does the neighborhood as a viable place of living. Conversely, as the general environment declines so do the component parts. These relationships are not always proportional, since the elements change at varying speeds and intensity within neighborhoods. The entire process is cumulative and comprehensive in that once critical land use, housing, infrastructure, economic and social components begin to collapse, the entire neighborhood experiences decline.

Continued comprehensive planning activities, on the neighborhood and city-wide level, are essential in order to better define community development priorities in future program years. By addressing the unique characteristics and needs of each neighborhood, different emphasis can be placed on individual neighborhood improvement efforts, in order to design a program which will effectively and efficiently address the weaknesses and preserve the strengths of each neighborhood. Thus, each neighborhood strategy will draw from the same eligible programs but in varying degrees and emphasis.

GENERAL STRATEGY

The city-wide strategy distinguishes between levels of decline and proposes appropriate actions. There are four general sets of objectives or activities; Neighborhood preservation, neighborhood stabilization and revitalization, redevelopment, and the promotion of balanced growth in the City. Neighborhood preservation activities are designed to stop blight and deterioration in stable neighborhood areas where initial decline is evidenced by spot housing deterioration, aging public facilities, stagnant or dropping housing values, some population change, increasing concentration of low income residents, little new investment and a general weakening of vitality. Neighborhood stabilization and revitalization activities are intended for neighborhoods which still have the potential for being viable and decent living environments. These areas are experiencing decline from population loss, lack of new private investment, deteriorating or inadequate public facilities, marked housing deterioration, frequent and increasing examples of structural and environmental blight, high concentrations of low and moderate income people who are unable to secure decent housing, declining physical and social amenities, and a general lack of confidence in the neighborhood. Redevelopment activities should apply to small areas in residential neighborhoods where deterioration has been so extensive that rehabilitation is not feasible, as well as to larger scale undertakings to revitalize the CBD. Finally, the extremes of deterioration and decline in some parts of the City, while other areas experience growth and investment, demand the development of policies and programs that better balance this growth so that the entire City is in a more sound physical and economic condition.

Preserve Basically Stable Neighborhoods

There are many neighborhoods in the City that are still stable but are beginning to show limited signs of decline. These neighborhoods tend to form the second ring of residential areas around the inner-city. They are still decent environments and possess significant residential resources in terms of housing and amenities. However, their future health cannot be assumed so supportive actions are necessary.

Community Development activities in these areas have the basic goal of keeping them as viable residential neighborhoods. More specifically, this entails maintaining the residential character of the land uses, strict maintenance of housing quality, returning substandard housing to the standard classification, eliminating structural blight, preserving general environmental quality, and encouraging continued private investment in housing.

These long-term objectives can best be achieved with a comprehensive approach. First, there should be a city-wide neighborhood analysis to accurately determine current conditions and change. Neighborhoods can then be targeted for specific planning and program analysis. Specific neighborhood planning needs would be addressed through the preparation of comprehensive neighborhood plans. Maintaining long-term viability as residential areas should be the overriding objective to be addressed. The plan should identify related land use, capital improvement, housing improvement and economic development needs of the neighborhood and activities to meet those needs. These plans will facilitate the preparation of future Community Development strategies and programs.

To assist housing maintenance in these areas, Community Development Block Grant funds should be used for rehabilitation financing. This will help deal with the problem of spot deterioration in otherwise sound areas.

Code enforcement would be available to prevent deterioration from becoming widespread. Exterior house painting would be provided for those who cannot afford to perform this aspect of maintenance.

Although environmental blight is not rampant in areas needing preservation it is more than a simple nuisance. Therefore, resources should be made available in several key areas to help residents carry out improvement projects such as alley clean-ups. Additionally, weed control and general sanitation ordinances must be enforced in a systematic manner.

General Land use patterns must support residential stability. Both the comprehensive neighborhood plans, in specific terms, and the City's comprehensive plan, in policy terms, will articulate strategies for attaining this goal. Inclusion of these strategies in the City comprehensive plan will enable decision making in many areas (such as zoning and transportation) to be sensitive to preservation needs.

As the City grows, second-ring neighborhoods often experience declining income levels, a less favorable investment climate, and encroaching blight. Through its comprehensive planning process, Fort Wayne will be developing policies and programs to balance growth. Neighborhood preservation areas would probably be the first beneficiaries when that objective begins to be realized.

Stabilize and Begin to Revitalize Deteriorating Neighborhoods Near the Downtown Area

In Fort Wayne, neighborhood decline, as expressed in the deterioration of physical and social resources, is concentrated in neighborhoods surrounding the CBD. (see Figure 6). The large supply of housing in these areas is threatened by blight and the general environment is plagued with problems and certainly lacking in many facilities and amenities that make neigh-

borhoods decent places to live. Although the processes of decline have been going on for many years, and are severe in some cases, these central city neighborhoods already contain many standard housing units, provide decent housing for many people, especially low and moderate income persons, have strengths and have the physical or social potential for becoming viable residential neighborhoods. With their substantial housing stock, public facilities, and central location, these neighborhoods are at the core of the community's geographic and historical identity. Consequently, the bulk of the City's community development effort must be directed at their stabilization and revitalization.

Types of Revitalization As much as they are alike, these neighborhoods do vary in their degree of deterioration. Therefore, the basic neighborhood strategy program has to be adjusted to fit the particular needs of the neighborhoods. One method is extensive rehabilitation. This activity is for neighborhoods with particularly severe needs. The main goal is to stop the spread of blight, stabilize portions of the neighborhoods, and provide needed assistance, especially to low and moderate income residents. A great deal must be directly done through public action before conditions reach the point where revitalization can be thoroughly carried out by private efforts. A second basic method is where revitalization efforts build on already strong resources. Trouble spots are stabilized and brought up to the quality of stronger areas. This should create a climate where private efforts can be seen as having a reasonable chance for taking hold and completing the revitalization process. Leveraging of private capital is more likely to occur. While the process is the same, the time and amount of assistance required is not. Finally, there are neighborhoods or portions of neighborhoods where physical decline is combined with rapid economic and racial transition. Here the aim is to

stabilize the physical and social environment. Efforts to strengthen the housing market become crucial.

Identification of Target Neighborhoods Seven central city neighborhoods have been selected as neighborhood strategy areas. They are all experiencing considerable physical and economic decline although it has occurred in varying degrees between each and within their own boundaries. Two are former Neighborhood Development Program (NDP) neighborhoods (East and West Central) and one is undergoing rapid social transition (Oxford). Hanna-Creighton is bounded on all sides by deterioration. LaRez, Nebraska and Northwest Central show decline but are adjacent to stable areas. Thus, their future is crucial to the still mostly stable second-ring neighborhoods. All of these neighborhoods are old and, along with the CBD, form the core of Fort Wayne. They provide much of the City's housing stock, especially for low and moderate income persons, and their prospects as viable residential areas mean a great deal to the whole community.

Detailed Revitalization Objectives The stabilization and revitalization strategy aims to achieve the long-term objectives of conserving and improving the housing supply; assisting low and moderate income people to secure and maintain decent housing; encouraging a social and economic mixture of central city residents; creating a decent living environment by direct action to provide and maintain adequate public facilities, eliminate blight, expand economic opportunities, foster economic development, promote reinvestment by the private and public sectors, stabilize the housing market, encourage a geographically balanced economic mix, halt massive social transitions, retain population, protect and develop residentially supportive land use relationships and develop resident and community confidence in the neighborhoods and their future. While these are major long-term objectives, they represent an effort to come to terms

with the wide range of factors that are resulting in decline. Not all can be directly achieved. Some overlap and their attainment will help bring about the others. Yet, each is important and necessary for building decent and viable neighborhoods.

A principal objective is improving the condition of the existing housing stock. Over 1,150 housing units should be rehabilitated in the next three years. This will require rehabilitation programs to assist homeowners and landlords, housing code enforcement, direct rehabilitation of vacant, deteriorated units, and the stimulation of private interest in getting housing up to code by general neighborhood improvement that shows that conditions are improving.

Concurrent with the improvement of deteriorating housing, it is necessary to ensure the maintenance of standard housing. Housing improvement financing should be available for general property improvements as well as code compliance. The housing code must be enforced to keep decent units from deteriorating. Lending institutions should be involved in central city housing maintenance and improvement through loan leveraging. This should have the benefit of expanding their central city commitment and thereby encouraging their continuing investment. In turn, the flow of funds should expand for maintenance, rehabilitation and general improvement. Many people, especially the elderly, own decent housing but find it difficult to maintain. They could be directly assisted in maintenance activities such as exterior painting. Private Maintenance efforts, which represent significant fiscal investment, would be supported by improvements to the overall environment including open areas and public facilities. The program aim of attempting to keep population in the central city can cut into the vacancy rates and thereby cut down on the deterioration of sound units caused by vandals or the lack of care that comes

from lack of use.

A related housing quality objective is the provision of more standard housing, especially for low and moderate income persons. Clearly, the rehabilitation of substandard units will help accomplish this. New housing should also be developed. Ownership opportunities should be increased by making deteriorated but saveable structures available for those with the ability to carry out rehabilitation and maintenance. Housing counseling is a necessary public service to support this objective. People need assistance in securing housing, learning how to be effective homeowners, avoiding defaulting on their mortgages, and being involved with a housing rehabilitation program. The enforcement of fair housing laws should be pursued, which will help some people obtain decent housing under more favorable conditions than otherwise possible. Expanded economic opportunities for low and moderate income persons will give people the needed financial capacity for securing and maintaining decent housing. Finally, part of the City's planning program is a housing component which will be used to continuously assess conditions and identify methods for securing and locating more housing for those with special needs.

The stabilization of the housing market is an important long-term objective that requires a comprehensive approach. General improvement will help stop the plummeting of housing values, thereby protecting current investments and encouraging new investment. As lending institutions expand their commitment to the neighborhoods through loan leveraging, they will have more reasons to support the mortgage market and protect their already existing home improvement and mortgage investment. Rehabilitation financing will give some people an incentive to stay in the neighborhoods. Stability of residents should add to overall neighborhood stability, making those

areas better places to invest for housing. Comprehensive city planning can help by promoting policies supportive of balanced growth. The City as a whole should benefit from the more even growth that could replace the current growth and abandonment pattern occurring in the fringe areas and the central city, respectively.

Public facilities must be adequate and well maintained to have a supportive physical environment. Needed facilities, such as parks and residential street lights, should be installed as planning dictates. Deteriorating curbs, sidewalks and alleys should be replaced as resources allow. Whenever appropriate these elements may be redesigned to solve identified neighborhood aesthetic problems, thereby making the declining neighborhoods more liveable. These improvements should be strategically focused into special impact areas in order to enhance the accompanying concentrated code enforcement and housing rehabilitation financing. This is intended to bring about readily visible, substantial improvements that should help build resident confidence. Comprehensive neighborhood plans containing an analysis of and recommendations for public facilities must be prepared for each neighborhood strategy area. These plans can suggest solutions to problems and special opportunities in the public facility infrastructure. A realistic implementation schedule would serve as a guidepoint so that plans can lead to actual improvements in the ways the neighborhoods function.

Environmental blight has to be removed from the neighborhoods. This can be accomplished by strong enforcement of existing city weed control and general sanitation ordinances by the City-County Board of Health. Some direct clean-up must be undertaken but more emphasis will be placed on providing the physical and material resources to assist residents in

cleaning their own property. Special improvement projects for vacant lots could also be undertaken. Comprehensive neighborhood planning can be used to identify projects and opportunities in the areas of public open space as well as the development and use of natural resources in such a manner as to complement the residential environment.

Physical blight has to be eliminated from declining neighborhoods. Demolition would be used when there is no feasible way to rehabilitate a housing structure. Vacant and badly deteriorated housing structures can be recirculated through homesteading or acquisition and direct rehabilitation. Economic development activities can do the same for commercial structures. Badly deteriorated public facilities (curbs, sidewalks, etc.) should be repaired or replaced.

A fundamental long-term objective is to stimulate increased levels of public and private investment. Community Development funds are not sufficient for all needed physical development. It is important to realize that decline is a direct manifestation of a lack of investment. This dynamic must be turned back and revitalization achieved through re-investment. The housing rehabilitation financing objective depends upon homeowner investment in structural improvements. Rehabilitation loan money leveraged through the City's lending institutions can provide a greatly expanded resource to allow this reinvestment. Other tools, such as site value taxation, should also induce more investment in neighborhoods. Concentrated improvements in impact areas should spur on private investment by creating success areas in each neighborhood. Comprehensive neighborhood planning would identify needed public investments. The City's comprehensive planning process should include an examination of policies that could lead to increased investment in the central city.

Economic development at the neighborhood level is another long-term objective of the City's strategy. Neighborhood businesses should be given access to technical assistance, as needed. More significantly, investment incentive packages using resources from such sources as the Small Business Administration or the Economic Development Administration can be put together for revitalizing neighborhood commercial strips, starting neighborhood support businesses, and recycling existing commercial facilities. This will contribute to overall revitalization by involving the entire community and not just residential elements, by bringing new vitality into the neighborhoods, and by creating jobs for residents.

A related economic objective is expanded economic opportunities for low and moderate income residents. Economic development activities can provide jobs. The direct maintenance activity (house painting), the environmental action program and pre-apprenticeship training program will also provide a limited amount of jobs and training through the CETA program, which directly impacts low and moderate income households.

The City's revitalization strategy is not intended to displace lower income people but rather to attempt in bringing about a more balanced income mix. Rehabilitation financing will provide an incentive for middle income people to keep their central city homes. Secondly, these people will be influenced by the general improvements to be undertaken. They can begin to see their central city investments as worth keeping. Indirectly, careful implementation of the strategy can also encourage other middle income people to move into some neighborhoods in order to rehabilitate and utilize housing which is too large to economically maintain by lower income households.

Racial and economic transitions have to be evened out. An excessive number of people fleeing can lead to a collapse of the housing market. This hurts all as the new homeowners may buy inexpensively but the future value of their investment is bleak. Dramatic economic transitions are especially hard on the housing stock as the number of owners drop and maintenance problems are concentrated. To combat this, improvements should be made in a rapid change area. This should show people that the neighborhood does not have to deteriorate when it begins to experience some change. Hopefully, this will have a positive impact on the retention of people and they will be less hesitant to maintain their property at desirable levels.

Another long-term objective that has to do with the movement of people is retention of the City's population. In order to accomplish this, immediate steps have to be taken to create an environment that people will want to stay in by encouraging rehabilitation of housing, providing new housing, eliminating blight, providing adequate public facilities, and increasing private investment. This objective would also be supported by programs and policies implemented through the comprehensive planning process that encourage balanced growth. Such policies could lead to a slowing of the drain of population out of the central city and into the outer ring or fringe areas.

Land use patterns conducive to residential uses have to be protected or created where conflicts exist. As old areas, the central City neighborhoods are replete with certain detrimental mixed uses that are incompatible with sound residential uses. Comprehensive neighborhood planning can directly attack this problem. Neighborhood planning will result in proposed policies to guide future zoning and land use decisions in such a way as to achieve the same objective.

Much of Fort Wayne's revitalization strategy depends upon the actions of private property owners. Therefore, a basic long-term objective is the restoration of resident and community confidence in the future of the central city. Concentrated improvement areas, or impact areas, within neighborhoods will be used to demonstrate that conditions can be changed. Secondly, neighborhood associations will be supported as they work with residents to increase interest and involvement. The associations and residents should be heavily involved in the planning process (both neighborhood and city-wide) so that through participation in decisions concerning their area, they will increase their confidence in their property, their neighborhoods and themselves.

In short, the stabilization and revitalization program has many interrelated and mutually supportive long and short term objectives. It aims for direct improvement, for stimulating private efforts and for creating a climate favorable to positive neighborhood change and development.

Support Redevelopment Actions in the Central Business District and in Certain Neighborhoods

Redevelopment should be used only on a limited basis in small areas of neighborhoods which generally require extensive rehabilitation but have pockets of severe blight and dilapidation. It should also be a major part of the CBD revitalization process. Under the City's Downtown Plan, the entire CBD will be subject to major new development, rehabilitation, public facilities improvement and other interrelated actions.

The objective in residential areas is to bring severely blighted or unused land back into use as sites for housing and other neighborhood support activity. In short term, two Neighborhood Development Program (NDP) sites have already been cleared and reuse of these two sites is in the near

future. Negotiations are nearly complete and construction will begin shortly on 166 units of Section 8 new elderly housing. The other site is centrally located on a main thoroughfare and plans are maturing for building a neighborhood Community Center with a supportive parking area.

Downtown revitalization is intended to restore the CBD as the office, service, entertainment, cultural and general activity core of the City. The CBD also serves as a retail and employment resource for a significant portion of the urban area. These functions are also important functions to conserve, enhance and stimulate. Public and private investment in the CBD is already substantial enough so that revitalization efforts should concentrate on making better use of those facilities and services, thereby slowing the demand for new facilities elsewhere.

Downtown redevelopment should involve land acquisition and re-use; new facilities; rehabilitation of structures; rebuilding parts of the infrastructure such as curbs, sidewalks and lighting; leveraging private investment; encouraging economic development and improving transportation linkages.

Short-range objectives would include the redesign and replacement of public facilities such as curbs and sidewalks to create a more pedestrian oriented environment. Also, such resources as Urban Development Action Grants should be considered to provide a public stimulus for other more substantial private developments proposed. Stimulation of additional private downtown investments could be achieved by complementing the existing Tax Abatement Program and Local Development Corporation with the establishment of a tax increment financing program .

Revitalization of the CBD is a large effort, resulting in the expenditure of monies from many sources. The expenditure of public monies alone to revive the CBD is not the most desirable or efficient means.

Public expenditures should be strategically placed to encourage the commitment of additional private investments in the CBD. Community Development funding is only one source of public monies which can be spent in revitalizing the CBD. Other sources of public monies evolve from local budgetary decisions and other programs offered through the Economic Development Administration and the Department of Housing and Urban Development. The implementation of an Overall Economic Development Program and a Comprehensive Economic Development Strategy will give a common direction to these various funding sources. Economic incentive tools, such as tax abatements, tax increment financing, and local development corporations are designed to generate a greater private investment response to redevelopment of the CBD within the direction identified in the Comprehensive Economic Development Strategy.

Develop Policies Which Promote More Balanced Growth Throughout the City

One thing that negatively affects central city residential neighborhoods and the CBD is the fact that these areas are losing population and investment dollars while the outer ring and suburban fringe areas are experiencing growth. This process not only weakens the central city but also strains the City budget as service costs increase but tax revenues lag. Central city land sits idle, housing ages and is not replaced, commercial activity diminishes and public facilities (curbs, sidewalks, etc.) deteriorate as limited resources are used elsewhere for new items.

One objective of the City's comprehensive plan will be the development of policies to promote balanced growth throughout the entire urban area. The plan will analyze and propose various tools for achieving this goal when future recommendations must be made by the City Plan Commission pertaining to transportation, water and sewage facilities,

changes in the property tax system (site value taxation), annexation, the more efficient use of existing facilities, land use, zoning other regulatory functions, and other activities.

In addition to programs already described that should aid investment and growth in the central city (see Revitalization/Stabilization), a city-wide neighborhood analysis will be undertaken to identify areas for future treatment and attention as more or less cohesive units. This should enable the City to direct development resources at areas before blight and disinvestment become entrenched.

To develop policies for balanced development, comprehensive neighborhood plans will specify policy directions within sub-areas concerning land use patterns, public facilities and services, housing and economic development. Neighborhood plans will address the varying needs in sub-areas both within the central city core and on the developing edge of the City. Each plan will be developed with respect to the City-wide need for more balanced development programs.

NEIGHBORHOOD REVITALIZATION STRATEGY

The long and short term objectives concerning neighborhood revitalization which were described in the earlier section can be further developed into the actual programs, projects and actions necessary for their accomplishment. Although there are any number of program or project types which can be used to carry out these sets of objectives, the City of Fort Wayne in its strategy development has focused on a number of key programs and activities with which to affect neighborhoods needing improvement. These actions are listed and described below.

NEIGHBORHOOD STRATEGY TOOLS FOR TARGET AREAS

Target areas not only have different needs but the intensity of the existing problems also become magnified, or deemphasized, within the total concept of the individual neighborhood environment. To one neighborhood, the paving of a street may be all that is needed to achieve the incentive for rehabilitation of housing structures, while in another neighborhood street paving, code enforcement and financial incentives will only achieve an incentive for rehabilitation to a minimum acceptable level. Consequently, Fort Wayne's Neighborhood Strategy consists of many tools which can be drawn upon in varying degrees to achieve the revitalization of individual neighborhoods. The mixture of these tools into a Neighborhood Revitalization Strategy will consist of the components briefly outlined in the following pages.

Concentrated Housing Code Inspections As the initial step in the City's housing rehabilitation program, code inspection and enforcement is necessary for identifying needed housing improvements and setting in motion rehabilitation. Comprehensive inspections in an impact area, along with complementary capital improvements, encourages owners to invest in their property since it assures some degree of general improvement. Although inspections will be focused in impact areas they will be generally available on a greater than normal frequency in all portions of the revitalization/stabilization neighborhoods. The number of inspections per target area will vary from neighborhood to neighborhood, depending on the total number of housing units and degree of housing deterioration within the neighborhoods. Code inspection and enforcement has been part of the CD Program from the start.

Funding resources:

Community Development Block Grant

Neighborhood Care Housing Rehabilitation Loans and Grants The

Neighborhood Care Program will continue in each comprehensive neighborhood revitalization area. This program provides long-term low interest housing rehabilitation loans for those with limited payback ability. Loans are available throughout neighborhood strategy areas. Coordination with code enforcement and capital improvements in special impact areas is also undertaken to encourage participation in rehabilitation financing programs. Greater efforts will be made to encourage rehabilitation of rental housing through use of the incentives available to landlords. The goal is to rehabilitate approximately 250 units a year with this program.

Funding resources:	Community Development Block Grant Section 312 Rehabilitation Loans Section 8 Lease subsidy program (rental housing only)
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Rehabilitation Subsidies At the present time, the demand for direct loans exceeds the fiscal capacity of Neighborhood Care. The City is presently working with local lending institutions to develop a process for using CDBG funds to leverage private monies for low interest rehabilitation loans. This will increase the loan capacity of Neighborhood Care. It will also actively involve local lenders in the stabilization/revitalization of areas and increase their commitment to the future of those areas. FHA insurance programs can be used as a loan guarantee mechanism in many cases.

Program implementation should be in either the Fifth or Sixth CDBG Program year.

Funding resources:	Community Development Block Grant Private lending institution funds FHA Title I Insurance
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Emergency Housing Rehabilitation Loans This project is the continuation of a program to meet the urgent needs of homeowners with a critical housing defect. Loans are provided to take care of immediate housing problems

that pose a threat to the health or safety of the dweller. Further rehabilitation assistance is provided after the emergency situation is solved. The activity helps maintain decent housing units and supports general rehabilitation. It is anticipated that there will be between 25 to 60 emergency loans made per year under this program.

Funding resources: Community Development Block Grant

Urban Homesteading Homesteading is already a part of the housing rehabilitation program. It helps solve the problem of abandoned housing and makes homeownership possible for many who could otherwise not achieve that goal. Abandoned and deteriorated units are purchased and then turned over at a nominal cost to people who take the responsibility for making needed improvements. When necessary, homesteading rehabilitation loans are also provided. Units are improved, homeownership is made possible, private investment is increased and the housing market is strengthened. Neighborhood Care will purchase between 10 and 15 units per year for this program.

Funding resources: Community Development Block Grant
Revenue Sharing

Acquisition and Direct Rehabilitation Substandard units will be acquired by Neighborhood Care and either directly rehabilitated or demolished. When directly rehabilitated, the units will be used principally for emergency housing and generally returned to standard condition. This saves housing units and helps those with immediate needs. Some of the rehabilitation work will be done by pre-apprentice training program enrollees, thereby helping expand their economic opportunities. Units would be purchased for demolition only as necessary, when low income homeowners are unable to pay for the demolition of a condemned structure, and no other disposition is feasible. Benefits still accrue because existing blight

is eliminated. It is anticipated that several units will be purchased each year for direct rehabilitation and 5 units per year will be acquired for demolition.

Funding resources: Community Development Block Grant
CETA labor

Relocation This activity is a necessary tool for assisting those displaced by demolition. It principally benefits lower income families whose house proves unsuitable for rehabilitation and must be demolished. Relocation helps develop decent housing opportunities, especially for low and moderate income persons, since it gets them out of substandard housing and into decent dwelling units. Between 25 and 50 families will be assisted per year.

Funding resources: Community Development Block Grant
Minimum Housing (local)

Paint Project Low and moderate income elderly and disabled persons are the main program beneficiaries. This program will employ CETA enrollees and use CDBG funds to buy paint for exterior house painting. The program assists home maintenance and has a highly visible and psychologically uplifting effect upon homeowners and neighbors alike. It also employs many neighborhood residents. Between 80 and 120 houses should be painted each year.

Funding resources: Community Development Block Grant
CETA labor

Housing Counseling This activity will provide an opportunity for low and moderate income families to obtain knowledge and information which can help insure their housing stability. Counseling areas include rehabilitation methods and financing, and budget and credit counseling. Information on all available housing programs and opportunities is also given. Assistance is provided to participate in the Neighborhood Care Loan Program, to homesteading applicants, to relocatees, to those seeking housing programs information and to default and delinquency referrals.

Counseling makes rehabilitation program implementation possible. It supports the entire program by dealing with the people who are experiencing problems that result in physical conditions other activities are trying to ameliorate.

Funding resources:	Community Development Block Grant
	HUD housing counseling grant
	Title XX grant

Neighborhood Capital Improvements After the neighborhood association and planners have worked together to determine an impact area, the specific needed site improvements will be planned. The typical capital improvement project includes curb and sidewalk construction, residential lighting installation, and recreational area development. Resident priorities are carefully considered and projects are designed to solve specific problems. These activities improve the general environment and support housing investment.

Funding resources:	Community Development Block Grant
	Revenue Sharing
	City funding
	Property assessments

Neighborhood Environmental Action A variety of activities related to neighborhood environmental improvement will be provided to support housing

improvement activities. Activities involved are special bulk trash pick-ups for elderly, handicapped and female-headed households; clearance of lots vacant from demolished structures; and grading and seeding for open space or special recreational use. Low income CETA workers will be used, and there will also be work participation by neighborhood residents. Residents will participate in planning new environmental improvement actions. These actions will be coordinated with the Weed Control Program and the enforcement of the general sanitation ordinance.

Funding resources: Community Development Block Grant
 CETA
 City-County Health Department

Housing Planning The development of the Housing Assistance Plan (HAP) as well as a City-wide housing element are major activities within this category. The City Housing Plan should identify and document needs for housing of all types, allocate geographically all needed housing and develop implementation procedures or priorities. The HAP should seek to implement City-wide policies by targeting resources and setting goals in the short range.

Funding resources: Community Development Block Grant
 City Budget

Local Development Corporation (LDC) The LDC is a not-for-profit corporation organized for the purpose of promoting and assisting economic development. To achieve this objective the LDC has the following tools available:

- 1) provide direct loans to businesses,
- 2) participate with local banks in providing loans to businesses,
- 3) guarantee bank loans for businesses,
- 4) utilize direct Small Business Administration loans to assist small business,
- 5) provide management advice to businesses, and

6) purchase and develop land for commercial and industrial uses.

Last year was the first year that the LDC received funding to carry out this program. Three LDC's are presently operational.

The assistance of economic development has three effects. First, it eliminates a blighting influence on the neighborhood. Secondly, it revitalizes the neighborhood's commercial area; it's increased economic base provides additional job sources for neighborhood residents as local businesses improve and expand their operation; employment and increased income will allow more residents to secure and maintain decent housing. Finally, it increases economic activity which normally provides greater services and amenities to residents. Consequently, the surrounding neighborhoods become better places to live and become more attractive for private rehabilitation and new investment.

Funding resources:	Community Development Block Grant
	Revenue Sharing
	Small Business Administration
	Private funding
	EDA 302(a) Economic Development Planning Grant

Commercial District Capital Improvements In addition to economic assistance to developing or existing businesses, some older commercial districts within central city neighborhoods require special treatment in the way of capital improvements, selective acquisition and demolition and beautification. This not only serves as an incentive to private investment in structures and businesses, but also provides an attractive commercial environment conducive to neighborhood shopping. It is hoped that initial efforts in this regard can begin within the next year.

Funding resources:	Community Development Block Grant
	City funding
	Property assessments

Downtown Semi-mall Fort Wayne's Downtown Redevelopment Plan includes the construction of a semi-mall in order to increase pedestrian access, beautify, stimulate reinvestment and otherwise revitalize 15 blocks of Calhoun and Wayne Streets, the main commercial streets of the CBD. The semi-mall project would consist of widening sidewalks, reducing on-street parking, construction of mid-block drop-off bays, adjustment of traffic flow, limited installation of street furniture and fixtures and landscaping. This project ties together and complements major Downtown Revitalization Program projects (funded from other sources) such as a civic center, new hotel, Summit Square Office Tower (I & M/People's Bank) and a conservatory/botanical garden.

Funding resources:	Community Development Block Grant
	Urban Development Action Grant
	Redevelopment Bond
	Economic Development Grant
	Revenue Sharing

Economic Development Planning Planning will be required to assist the LDC in identifying the most effective direction to take. In addition, planning will be involved in the follow through of projects and programs proposed in the City's Overall Economic Development Program. Preparation of a Comprehensive Economic Development Strategy (C.E.D.S.) is a prime responsibility of Economic Development Planning. Comprehensive neighborhood planning is also dependent on Economic Development Planning. Continuation of Economic Development Planning is vital to Fort Wayne's Community Development Program.

Funding resources:	Community Development Block Grant
	EDA 302(a) Economic Development
	Planning grant

Fair Housing Monitoring This activity is necessary to assure that local, state and federal statutes regarding fair housing are enforced. Fair housing activities would involve monitoring of housing practices, investigations of complaints, counseling of potential victims of questionable

practices and the taking of legal recourse, if warranted. It is hoped that these activities can lead to less discrimination in housing, more opportunities for decent housing for minorities and fewer practices that lead to racial concentration and radical economic or racial neighborhood transitions. Community Development resources would be used to supplement the staff of the Metropolitan Human Relations Commission.

Funding resources:	Community Development Block Grant
	Metropolitan Human Relations Commission
	CETA

Neighborhood Planning Neighborhood planning activities involve two major functions. First, it is used to assure that neighborhood strategy areas have full technical assistance in the planning and implementation of Community Development related projects. Planners provide technical expertise and guidance in impact area selection, capital improvement planning, environmental action program implementation, housing improvement program planning and economic development planning.

The second principal function is the preparation of comprehensive neighborhood plans. These plans will specify neighborhood community development needs and articulate a strategy for meeting those needs. Subjects to be dealt with (where applicable) include public facilities, housing, transportation, land use, social services, economic development, and special opportunities and problems. The plan will include proposals for governmental and private actions that will enhance neighborhood viability. Neighborhood plans can be used as a benchmark to measure the effectiveness of implementation efforts in present target neighborhoods. Concurrently, increasing neighborhood planning attention will be shifted from present target neighborhoods to neighborhoods in the central city with significant improvement needs but which are not currently targeted for concentrated improvement activities.

Funding resources:	Community Development Block Grant
	City Funding
	EDA 302(a) Economic Development
	Planning Grant
	CETA

City-wide Comprehensive Planning The City's Comprehensive Plan will propose goals, policies and implementation tools to guide the development and maintenance of Fort Wayne. One aspect of this plan is neighborhood revitalization. This segment will propose a wide range of tools that can be used to achieve stabilization and revitalization. When the plan is adopted by the City Plan Commission and City Council, the policies included in it should begin to guide the routine decision making process. Significant portions of this plan will be used to direct and organize a substantial amount of work toward achieving neighborhood stabilization/revitalization. Adoption of portions of the plan is scheduled to begin in late 1978.

Funding resources:	Community Development Block Grant
	City Funding
	EDA 302(a) Economic Development
	Planning Grant
	CETA

Program Administration The CD Program cannot operate without Neighborhood Care personnel and other administrative staff. This includes counselors, rehab technicians, finance officers, housing inspectors, administrative and support staff and materials.

Funding resources:	Community Development Block Grant
	HUD Housing Counseling Grant
	Title XX Grant
	CETA
	City funding

New and Substantially Rehabilitated Housing Using HUD's Section 8 New Construction Program, new housing will be constructed on a NDP site located in East Central. The project will contain 166 units for the elderly and small families. This should expand housing opportunities and help revitalize

the surrounding area.

There also exist short term opportunities to encourage developers in recycling unused and deteriorating buildings for housing purposes. This opportunity may be particularly appropriate in the downtown revitalization area.

Funding resources:	Section 8 New Construction Program
	Section 8 Substantial Rehabilitation Program

NEIGHBORHOOD STRATEGY TOOLS FOR NON-TARGET AREAS

The major emphasis of the Community Development Program is to concentrate efforts in target areas. However, problems must be addressed in non-target areas just beginning to reveal unhealthy characteristics. Failure to do so could cause several negative impacts on the neighborhood. The program tools to be utilized in non-target areas are briefly described on the next couple of pages.

Spot Housing Code Enforcement Code enforcement will be available on a case-by-case and surveillance basis to enable a steady effort toward maintenance of housing stock and correction of isolated cases of deterioration outside revitalization areas.

Funding resources:	City-County Minimum Housing
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Neighborhood Care Housing Rehabilitation Loans Housing rehabilitation financing to low and moderate income homeowners will be made available in areas outside of neighborhood strategy areas. Although these loans will be triggered by emergency situations, sufficient funds will be provided to bring housing to code and make other needed improvements when desired. This will enable the City to begin correcting spot deterioration in stable areas. With the Neighborhood Care loan process already in place, this program can begin immediately upon funding at a rate of approximately 8

houses per year.

Funding resources: Community Development Block Grant

Neighborhood Environmental Action A variety of activities will be provided to improve the non-structural environment in stable areas bordering comprehensive neighborhood revitalization areas: special bulk trash pick-ups for elderly, handicapped and female-headed households; clearance of lots vacant from demolished structures; and grading and seeding for open space or special recreational use. Lower income CETA workers will be used, and there will be work participation by neighborhood residents. Residents will also participate in planning new environmental improvement actions. These actions must be coordinated with the Weed Control Program.

Funding resources: Revenue Sharing
City funding

City-wide Neighborhood Analysis and Comprehensive Neighborhood Planning

When a complete analysis is done of the City's neighborhoods, some areas will undoubtedly be revealed as neighborhoods of more significant decline. These neighborhoods will then use the comprehensive neighborhood planning process to specifically identify problems, needs, directions, policies and programs which can be applied when adequate resources are available in the future.

Funding resources: Community Development Block Grant
City funding

INDIVIDUAL NEIGHBORHOOD REVITALIZATION STRATEGIES

Seven neighborhoods have been designated for the comprehensive neighborhood improvement program described earlier. Oxford, Hanna-Creighton, LaRez, East Central, West Central, Nebraska and Northwest Central have all experienced significant decline, have major community development and

housing needs and significant concentrations of low and moderate income persons. The Community Development program has to be strategically implemented to address the unique character and needs of each. Comprehensive neighborhood planning will continue to assist this process and identify the total range of programs and policies for each neighborhood's stabilization and revitalization.

Neighborhood associations are active in each of the seven target areas. All capital improvement projects are planned in conjunction with the associations. In fact, the projects frequently originate from the comprehensive neighborhood plans which are endorsed by the associations. The associations also assist Neighborhood Care, Inc. in the development of policy for the housing rehabilitation program; and, they help implement the program by directly encouraging residents to participate in the code enforcement and the rehabilitation financing elements. These associations will also be instrumental in seeking out the governing bodies responsible for problems identified in the Comprehensive Plan which cannot be solved with CD funding because of the ineligibility of the activity. The neighborhood associations can assert pressure on local government agencies to commit monies to programs which complement CD expenditures.

OXFORD

Social and economic transition in the Oxford neighborhood has resulted in the gradual lowering of income levels, dropping housing values, higher vacancy rates and structural deterioration of housing. Besides the restoration and preservation of housing, it is essential that the neighborhood image be changed, that white flight be stemmed, private investment increased, middle income people given reasons to stay in the neighborhood and the housing

market returned to good health.

Revitalization Objectives

Public investment in public facilities and rehabilitation financing should be used to restore confidence in the neighborhood. It is imperative that assistance be provided to those who want to make a commitment to the area by improving their property. This commitment has to be supported by improvements to public facilities. These investments should show people that the physical condition of Oxford is getting better, that government and residents are involved in improving the neighborhood and that the ongoing transition does not have to result in deterioration.

At this time, physical conditions are deteriorating from north to south. Initially, public improvements, code enforcement and rehabilitation were concentrated in residential areas adjacent to Weisser Park (a significant resource located virtually in the middle of the area of deterioration). Emphasis of CD expenditures has recently switched to the northern lengths of the neighborhood with the intention of insulating this area from the blighting conditions located further north. Capital improvements consisting of curbs, sidewalks and ornamental lighting are complemented by enforcement of housing codes and promotion of rehabilitation loans. A special street design on Colerick and Wildwood, from Warsaw to Lafayette, will complete the northwestern quadrant of the neighborhood.

One program of particular importance to Oxford is Fair Housing Assistance and Monitoring. This program directly helps Oxford by confronting problems that may have contributed to drastic racial change in the neighborhood. Property values and the overall health of the housing market should benefit from this as well as the individuals who may be encountering possible unfair practices in buying or selling property.

The Oxford Neighborhood Association has been active in working to

build a community spirit so that people are not overwhelmed by the ongoing transition. While a full range of neighborhood improvement activities are being contemplated now, the association will particularly be moving forward to involve the community in crime prevention. This should help alleviate the fear associated with social and economic transition.

The three year program will shift emphasis from the northern residential sector of the area to the southeast residential quadrant of the neighborhood and the northern commercial area. Residential rehabilitation coupled with capital improvements should upgrade the southeast quadrant to where it can be stabilized or enhanced. A cooperative effort between Oxford, LaRez and Hanna-Creighton will address the Pontiac commercial strip. Through the efforts of the LCD and the impacts of capital improvements on Pontiac Street, the commercial area can be strengthened to not only serve a stabilized Oxford neighborhood but also other nearby rejuvenated neighborhoods. Thus, within a seven year time frame, it is anticipated that Oxford will have transformed from a declining housing market with a weakening commercial area, to a stabilized housing market with a strengthened commercial area. As a result, a neighborhood has become a more attractive place to live for all, even those who were anticipating leaving prior to the stabilization of Oxford.

Revitalization Programs and Activities

Concentrated Housing Inspections
Neighborhood Care Housing Rehabilitation Loans and Grants
Rehabilitation Subsidies
Emergency Housing Rehabilitation Loans
Urban Homesteading
Acquisition & Direct Rehabilitation
Relocation
Paint Project
Housing Counseling

Neighborhood Environmental Action
Housing Planning
Capital Improvements
Local Development Corporation
Commercial District Capital Improvements
Economic Development Planning
Fair Housing Monitoring
Comprehensive Neighborhood Planning
Comprehensive City Planning
Program Administration

HANNA-CREIGHTON

Hanna-Creighton is one of the areas of greatest decline in Fort Wayne's Community Development program. It is a neighborhood that must be stabilized soon. Otherwise, blight will destroy its viability as a residential area and the prospects for rehabilitation will evaporate. Unfortunately, the area suffers from a general sense of hopelessness and the tendency of the community to consider Hanna-Creighton as an area with a bleak future.

Revitalization Objectives

Community Development activities are geared to preventing the area from becoming increasingly blighted. This will require direct improvements, increased resident involvement in maintenance and improvement of the housing stock and the fostering of a community realization that Hanna-Creighton has the potential of providing housing opportunities in a respectable environment.

Community Development activities will focus on a small area where a positive effect can be achieved. Accomplishments here ought to show people that the future can be good in Hanna-Creighton and that private and government investment can have an impact. Scattered activities, such as rehabilitation loans and general environmental improvements, will be used to assist those with serious needs and to slow further blight.

So far, capital improvements have been implemented in an area immediately adjacent to a redevelopment project consisting of a cooperatively owned and managed housing project (Rainbow Terrace), a successful private low and moderate income apartment complex (Eden Green), a new school and a new YMCA. Rainbow Terrace is conducting its own improvement project and the Old Fort YMCA is a focal point for neighborhood activities. Work

in this impact area has softened the effects that the large low and moderate income housing projects have had on this area.

The three year strategy for this neighborhood will proceed in a similar manner in the southeastern portion of the neighborhood; assisting areas where there has been public and private investment and maintaining continuity with the stabilized core wherever possible. Code inspections, demolition, rehabilitation financing and exterior house painting are complementary elements that will also be used to assist the entire neighborhood. Environmental improvement projects will play an important role in Hanna-Creighton by turning the eyesores left by demolition into attractions by eliminating the general mess that plagues the area, and by helping elderly, disabled and other needy people who are present in great numbers.

Many of the employees of the environmental impact and paint program reside in Hanna-Creighton. Therefore, these CETA programs assist in expanding economic opportunities to residents of Hanna-Creighton.

Commercial resources in Hanna-Creighton are limited. Since the Pontiac Street commercial strip is a shared boundary with Oxford and LaRez, use of the LDC will be an important link in providing assistance for future commercial vitality. The LDC can assist local businessmen in obtaining financial help, coordinate physical development, and help entrepreneurs to establish neighborhood oriented enterprises. Jobs for area residents should result as economic vitality returns to the area. A capital improvements program along Pontiac Street must be shared by all three neighborhoods to create the appearance of a unified and healthy commercial area.

This will be the fourth year that Hanna-Creighton has been in the CD Program. This neighborhood has made great strides in the last three years in addressing its decline. However, because of the severe problems apparent in this neighborhood when it was placed in the program, results of the CD

program have not been as dramatic as in other target neighborhoods. It is anticipated that because of the past program exposure and the increased confidence of residents in their neighborhood, the CD program can change the environment and image of the area. The next three years should proceed with accelerated interest. Whether this accelerated interest will have the effect of generating enough enthusiasm and support to provide long term stability for the entire neighborhood during the seven year time frame is uncertain. However, short term stability most likely can be achieved and sufficient results accomplished to indicate that Hanna-Creighton has been upgraded and the image changed.

As in other neighborhood strategy areas, the neighborhood association will receive assistance. The primary goal, in addition to assisting with Community Development decision making and programming, will be to involve and disseminate information to the residents. It is important to let people know that somebody is concerned and that assistance is available.

A Comprehensive Neighborhood Plan has recently been completed for this neighborhood. The neighborhood plan goes beyond the resources of Community Development and proposes solutions to both the immediate physical problems and structural long term problems of Hanna-Creighton. The plan outlines both government and private responsibilities to improve the neighborhood.

Revitalization Programs and Activities

Concentrated Housing Inspections
Neighborhood Care Housing Rehabilitation Loans and Grants
Rehabilitation Subsidies
Emergency Housing Rehabilitation Loans
Urban Homesteading
Acquisition & Direct Rehabilitation
Relocation
Paint Project
Housing Counseling

Neighborhood Environmental Action
Housing Planning
Capital Improvements
Local Development Corporation
Commercial District Capital Improvements
Economic Development Planning
Fair Housing Monitoring
Comprehensive Neighborhood Planning
Comprehensive City Planning
Program Administration

EAST CENTRAL

Directly adjacent to the Central Business District, East Central is a neighborhood with severe housing and development needs (See Figure 4). A great percentage of housing units need rehabilitation and the concentration of low and moderate income persons has resulted in a wide range of problems.

Revitalization Objectives

The first priority in East Central is to make the neighborhood a better place to live by eliminating blight, improving public facilities, housing and the general environment. More decent housing for low and moderate income people is needed as well as the development of a positive attitude. As these improvements take effect, a supportive climate for maintenance, rehabilitation, investment and revitalization can develop.

Rehabilitation financing and associated housing activities, including demolition of unsalvageable structures with supportive environmental improvement projects, will be used throughout East Central. Summit Street is one of East Central's strongest residential areas, since Lincoln National Life rehabilitated roughly 50 houses on Summit and in the adjacent area. This area has become a source of neighborhood pride. The strategy for this neighborhood is built around the distinctive feature of utilizing extensive street redesign and park development on Summit Street. Further concentrated code enforcement, rehabilitation financing, and public improvements will be implemented in areas contiguous to the Summit Street project. Fifth and sixth year projects are bounded by Harmar, Lewis, Anthony and the alley between Eliza and Hayden Streets. Here the association members have adopted plans to install the ornamental street lights along with repair and replacement of curbs and sidewalks. The three year strategy is to extend physical development activities and supportive services further

south to include most of the southeast corner of the neighborhood. It is hoped that the establishment of a strong quadrant within the seven year time frame will have dramatic effects on the remaining neighborhood. Less effort and resources will have to be expended to expand this solid core into the remaining part of the neighborhood. Hopefully, the remaining portion of the neighborhood will undergo dramatic changes as the climate for real estate investments has been enhanced.

To directly create more low and moderate income housing in East Central, a redevelopment project on an NDP site will be complete through the construction of 166 units of Section 8 housing. This will not only help to house elderly and small family residents, but it will return land to productive use and represent reinvestment in the neighborhood.

Economic development activities that produce jobs can benefit East Central by providing employment for some of the many unemployed that live there. Additionally, the paint project and the environment improvement program employ East Central residents through the CETA program.

Besides the needs associated with extensive decline, East Central faces serious land use, transportation and other development issues created by its proximity to rail lines, the CBD and major traffic corridors. It is located in census tract 13 and 14, which have corresponding housing vacancy rates of approximately 24% and 27% respectively. One sub-area of the neighborhood has more than half of its 250 housing structures in a deteriorated condition. To further compound this problem, many residents of this area are so economically deprived that many times housing improvements or maintenance must be delayed in order to provide the basics of living. The comprehensive neighborhood plan for this area, which will be completed in 1979, will address these associated economic and social problems in terms of revitalizing this area.

Revitalization Programs and Activities

Concentrated Housing Inspections	Housing Counseling
Neighborhood Care Housing Rehabilitation Loans & Grants	Neighborhood Environmental Action Housing Planning
Rehabilitation Subsidies	Capital Improvements
Emergency Housing Rehabilitation Loans	Local Development Corporation
Urban Homesteading	Economic Development Planning
Acquisition & Direct Rehabilitation Relocation	Fair Housing Monitoring
Paint Project	Comprehensive Neighborhood Planning
	Comprehensive City Planning
	Program Administration

LaREZ

The LaRez neighborhood has deterioration problems which have serious implications for not only LaRez, but for the entire City. The declining CBD is to the north, Hanna-Creighton to the east, Oxford to the south and east, and some substantial residential areas starting to show decline are to the west and south of LaRez.

Revitalization Objectives

The principal objective in LaRez is to stop decline at its source in the neighborhood and to begin building a decent living environment. Although there are areas of only moderate decline, the instances of severe blight must be eliminated and rehabilitation undertaken where housing deterioration is becoming extensive if a decrease in the spread of deterioration over the long run is hoped for.

Stabilization activities in LaRez are being concentrated in the north-east section which adjoins Hanna-Creighton. This will enhance the impact of individual neighborhood projects, and increase the chances of securing a sizeable section of the central city. Code enforcement, rehabilitation financing, and capital improvements are the specific elements to be emphasized in this impact area. The remaining elements of the neighborhood improvement program will be undertaken in the impact area and throughout LaRez.

Upon completion of the aforementioned impact area, emphasis will shift to the interior of LaRez. This area suffers from some of the same problems that the northeast section has. Therefore, similar program emphasis will be utilized. The remaining portion of the three year strategy will reveal similar activity in the northwest sector of LaRez.

LaRez is in the second year of the CD Program. Fort Wayne's CD program is designed to strategically place public expenditures to encourage private commitment. However, since LaRez has only been in the program for two years the total effects of public expenditures on private commitments has not matured. Because this ratio of public expenditure to private commitment has yet to be established, it is impossible to set a time frame for completion of this neighborhood. Probably, an additional year in the program for LaRez will reveal some insight into when completion can be anticipated.

The LaRez Association has developed a crime prevention program which uses trained specialists to help residents make their property less vulnerable to crime. Since crime, and the fear of it, has such a strong influence on decline in LaRez, this program will provide valuable support to the physical improvement activities. In addition to its ongoing programs in the neighborhood, the association also works with the Department of Community Development and Planning to plan and carry out the various community development programs. This association is also involved in seeking other funds to complement CD expenditures.

LaRez faces a special problem posed by the fact that the City's principal north-south traffic corridor bisects the neighborhood. Expansion of those arterials within the corridor is being considered by transportation planners. Any action concerning this possibility should be integrated into other development activities and neighborhood preservation criteria. A comprehensive neighborhood plan for LaRez is very near

completion. This plan will address this particular transportation issue and other specific issues affecting the residential solidarity of LaRez.

Revitalization Programs and Activities

Concentrated Housing Inspections	Neighborhood Environmental Action
Neighborhood Care Housing Rehabilitation Loans and Grants	Housing Planning
Rehabilitation Subsidies	Capital Improvements
Emergency Housing Rehabilitation Loans	Local Development Corporation
Urban Homesteading	Commercial District Capital Improvements
Acquisition & Direct Rehabilitation	Economic Development Planning
Relocation	Fair Housing Monitoring
Paint Project	Comprehensive Neighborhood Planning
Housing Counseling	Comprehensive City Planning
	Program Administration

WEST CENTRAL

Situated to the west of the CBD, West Central includes areas of great need as well as a historically significant area with vast residential resources and potential. The commercial corridor on Broadway supports the neighborhood and presents definite opportunities for development.

Revitalization Objectives

The objective in West Central is to preserve the character of the area and to rehabilitate the more deteriorated areas. The neighborhood is strong enough that governmental action can be reasonably expected to leverage enough private investment for the neighborhood to be revitalized and become viable.

Already, capital improvements and code enforcement have been undertaken in an area adjacent to the strongest residential area in West Central. A recent historic survey, partially funded through CD monies, has identified many key historic structures in West Central. The establishment of a historic district in West Central should heighten private investment in the existing housing stock. Future capital improvements are targeted for one relatively stable area and for another that is badly deteriorated. In the

latter area, code enforcement and supportive rehabilitation financing will be focused to improve housing. Concentrated code enforcement is also proposed for a largely rental area to facilitate rehabilitation.

A key element of West Central's revitalization will be the construction of a parking lot adjoining Broadway. This parking lot will serve the commercial establishments on Broadway and a new community center partially funded with previous year CDBG monies. Continued commercial investments will be assisted by LDC activities. Success here , as well as in the remaining residential oriented revitalization activities, should complement the bulk of concentrated efforts by the program in West Central.

The three year program in West Central emphasizes continued funding for capital improvements and housing rehabilitation in residential sectors of the neighborhood for years five, six and seven. Capital improvements to enhance the commercial atmosphere of Broadway is scheduled also for the seventh year. These Broadway capital improvements will complement the efforts of the LDC. The residential area improvements consist of curb and sidewalk repairs and replacement, and the installation of ornamental street lights in various areas in the neighborhood.

Although second and third year capital improvements have not been completed, the completion of all program elements are anticipated in a seven year time frame. Accelerated activity in completion of these capital improvements is encouraged to spend already committed CD monies.

Active citizen participation efforts in West Central have continued since the introduction of the Neighborhood Development Program (NDP) to this area in the late 1960's. This citizen participation effort has resulted in a Plan Commission approved sketch plan. Updating and refinement of this plan is scheduled for 1979. The primary purpose of this revised plan will be to give direction and measure the need for future Community Development activities.

Revitalization Programs and Activities

Concentrated Housing Inspections	Neighborhood Environmental Action
Neighborhood Care Housing Rehabilitation Loans and Grants	Housing Planning
Rehabilitation Subsidies	Capital Improvements
Emergency Housing Rehabilitation Loans	Local Development Corporation
Urban Homesteading	Commercial District Capital Improvements
Acquisition & Direct Rehabilitation Relocation	Economic Development Planning
Paint Project	Fair Housing Monitoring
Housing Counseling	Comprehensive Neighborhood Planning
	Comprehensive City Planning
	Program Administration

NEBRASKA

Located just west and north of West Central, Nebraska is spatially characterized by its component sub-areas being bounded by intersecting rail lines. Besides the varying land uses which this pattern suggest, the neighborhood also experiences different degrees of housing deterioration. The worst decline is in the center of the neighborhood. Areas within the remainder of Nebraska are markedly better and the housing just to the north of Nebraska is stable.

Revitalization Objectives

Clearly, the neighborhood to the north would benefit by the stabilization of Nebraska. Given the fact that Nebraska also faces difficult land use conflicts, it is important to use community development resources to assist in stabilization by providing needed amenities, rehabilitation financing, code enforcement and other activities that will directly improve the neighborhood. Activities should help to develop pride and commitment as well as to encourage private investment. With a strong ripple effect from direct community development projects, substantial revitalization can become a reality.

Because of Nebraska's location along rail lines it contains numerous industrial and transportation facilities. West Main Street runs through

the middle of Nebraska and is an active commercial corridor. Economic development activities can address both elements and result in both productive use and re-use of existing structures to the benefit of the community and the neighborhood, and stimulation of West Main as a neighborhood support street.

Since housing and general deterioration have been the greatest in the center of Nebraska, that core has been targeted for concentrated capital improvements and code enforcement with supportive rehabilitation financing. The psychological effects have been great as people throughout the neighborhood see the improvements. During program year 5, both the southeast and southwest peninsula will receive ornamental lighting and housing rehabilitation. Success in these two impact areas will enhance the neighborhood's image and trigger even greater rehabilitation within the remainder of Nebraska. Other revitalization activities throughout Nebraska will serve to amplify the ripple effects from the impact areas. The entire southeast peninsula, and Greenwood Street in the southwest peninsula, will receive curbs and sidewalks during the next program year to complement and encourage continued rehabilitation of housing units. The third year of the program will concentrate on spot rehabilitation in the western sector of Nebraska with additional ornamental lighting being placed in the northwest sector. The rationale for this three year program is to emphasize concentrated rehabilitation efforts, complemented with supporting capital improvements, for the remaining need areas. Spot rehabilitation will also augment these efforts by upgrading the housing stock. It is anticipated that by the end of year seven, the effects of community development expenditures will have marketably enhanced the residential atmosphere of Nebraska.

The Nebraska Neighborhood Association, working out of it's neighborhood center, continues to be active in providing a variety of supportive

services to the neighborhood. This organization also assists Community Development and Planning in the preparation of an on-going neighborhood planning program.

Nebraska's Neighborhood Plan, which will be completed in 1979, will address actions to rectify land use and transportation conflicts. The plan will also address methods for preserving industrial facilities and for capitalizing upon the natural resources such as the St. Mary's River, while maintaining the integrity of a sound residential area.

Revitalization Programs and Activities

Concentrated Housing Inspections	Neighborhood Environmental Action
Neighborhood Care Housing Rehabilitation Loans and Grants	Housing Planning
Rehabilitation Subsidies	Capital Improvements
Emergency Housing Rehabilitation Loans	Local Development Corporation
Urban Homesteading	Commercial District Capital Improvements
Acquisition & Direct Rehabilitation	Economic Development Planning
Relocation	Fair Housing Monitoring
Paint Project	Comprehensive Neighborhood Planning
Housing Counseling	Comprehensive City Planning
	Program Administration

NORTHWEST CENTRAL

Northwest Central geographically links the declining core, including the CBD, with highly stable areas on the fringe. The southern section is badly deteriorated, the central area has declined but is certainly capable of revitalization, and the northern portion is showing the initial stages of decline.

Revitalization Objectives

Stabilization of the southern portion, extensive treatment in the middle section, and strategic rehabilitation activity in the north should strengthen this neighborhood considerably. Such action will benefit the low and moderate income residents. In addition, the proposed action will directly deal with blight, stop the spread of blighting influences, and

significantly address neighborhood decline in the northwest quadrant of Fort Wayne. The first year of the three year strategy is geared to placement of additional capital improvements in the center section of the neighborhood to enhance private rehabilitation of adjoining residential structures. Comprehensive code inspections and enforcement, rehabilitation financing, and other housing and environmental improvement activities will be utilized to stimulate private investment. During the second year of the three year program, utilizing the same tools, emphasis will be shifted to the southern portion of the neighborhood. The last program year will deal with the area east of Wells Street in a similar fashion as the first two years addressed other areas in the neighborhood. Area-wide application of stabilization and revitalization activities should arrest blight while work continues in the areas of concentration. Within a seven year time frame, the weaker areas of Northwest Central should be secured, thus achieving the objective of arresting blight in this neighborhood.

Wells Street is one of the most diverse neighborhood support commercial strips in Fort Wayne. However, because of change pressures created by transportation improvement proposals and because of general neighborhood decline, there has been disinvestment and deterioration along Wells. Therefore, LDC planning and implementation could target resources to Wells Street and its business community when the impact of transportation improvements on the corridor is known.

The Northwest Central Association is completing a land use and transportation plan for the neighborhood and will be taking an active role in comprehensive neighborhood planning. Remaining aspects of neighborhood structure and life such as housing, utilities, police and fire protection, are also slated for inclusion in the planning process.

Revitalization Programs and Activities

Concentrated Housing Inspections
Neighborhood Care Housing Rehabili-
tation Loans and Grants
Rehabilitation Subsidies
Emergency Housing Rehabilitation
Loans
Urban Homesteading
Acquisition & Direct Rehabilitation
Paint Project
Housing Counseling

Neighborhood Environmental Action
Housing Planning
Capital Improvements
Local Development Corporation
Commercial District Capital
Improvements
Economic Development Planning
Fair Housing Monitoring
Comprehensive Neighborhood Planning
Comprehensive City Planning
Program Administration

PART IV

COMMUNITYWIDE HOUSING STRATEGY

Fort Wayne's housing needs are described in the community profile and by the narrative summary of community development and housing needs in Part II. In general, the basic needs are (1). structural improvement of deteriorated units (2). elimination of dilapidated structures (3). preservation of standard housing units (4). economic assistance for home maintenance by low and moderate income homeowners (5). more decent units for low and moderate income persons (6). greater private investment for housing improvements and mortgages in declining neighborhoods (7). increased housing value in the declining neighborhoods (8). stabilization of the homeownership market so that entire areas do not become rental dominated (9). emergency housing units for the temporarily displaced (10). decreased vacancy rates in declining and transitional neighborhoods (11). a general strengthening of the central city housing market with housing investment in the central city as well as the outer ring and fringe areas so that Fort Wayne's growth is not skewed entirely to peripheral areas, and (12). better economic mix of dwellers in the central city so that the City is not thoroughly economically segregated.

The principal objective of Fort Wayne's housing strategy is the improvement of the condition of the housing stock. Over 1,150 housing units should be rehabilitated in the next three years. Rehabilitation programs to assist homeowners and landlords, housing code enforcement, and direct rehabilitation of vacant and deteriorated units are some of the tools to be directly utilized to upgrade the condition of existing housing which are substantially below minimum standards.

Concurrent with the improvement of deteriorating housing, it is necessary to ensure the maintenance of standard housing. Housing improvement financing should be available for general property improvements. The housing code must be enforced to keep decent units from deteriorating. The involvement of lending institutions in rehabilitation financing should have the effect of expanding rehabilitation efforts and should commit these institutions to continued investment in the central city. Elderly and handicapped residents would be able to seek assistance for exterior painting. Private maintenance efforts will be supported by improvements to the overall environment including open areas, public facilities and capital improvements.

A secondary objective of the housing strategy is to keep and attract population into the central city. The elimination of deteriorating conditions will have the effect of retaining residents who once considered leaving and should also have the effect of attracting new residents to the central city. Additional housing sources will be established by the rehabilitation of substandard units and the construction of new housing units, especially for low and moderate income persons.

STRATEGY OF HOUSING INCENTIVE TOOLS UTILIZED IN TARGET AREAS

A number of housing incentive tools will be utilized to upgrade the housing stock and encourage the retention and attraction of residents to the central city. The objective and strategy of each of these tools will be discussed in the following paragraphs. The programs will be applied to target neighborhoods in varying degrees as the demand dictates. These same programs will be applied in varying degrees to address housing quality, housing economics and housing market and supply.

Concentrated Housing Code Inspections. The objective of this program is to identify needed housing improvements. This identification process will indicate actions to be taken to bring the housing stock into standard condition. This will in many cases initiate the rehabilitation process. Initial inspections of all the housing units in the seven target areas will be completed by 1980. This program is funded by both Community Development money and the City Budget. Community Development funding over the next three years is anticipated to be at an annual level of approximately \$42,000.

Neighborhood Care Housing Rehabilitation Loans and Grants. The primary objective of this program is to encourage rehabilitation through financial incentives which make housing renovation improvements economically affordable. This program is geared not only to serve the residents presently occupying the structures, but also to encourage new residents to undertake rehabilitation of the existing housing stock. The program provides long-term low interest housing rehabilitation loans. Rehabilitation loans and grants will encourage the upgrading of a substantial number of housing units by 1980. Community Development funding over the next three years will be at an annual level in excess of \$1,000,000.

Rehabilitation Subsidies. The objective of this program is to encourage more financial resources for housing rehabilitation. Presently, the demand for direct loans exceeds the fiscal capacity of Neighborhood Care. This program will be instrumental in encouraging investment institutions to become involved in rehabilitation of housing units. CDBG monies will be used to accelerate this commitment by investment institutions. This program will further increase the loan capacity supported by CDBG monies and involve local lenders in the stabilization and/or revitalization of target areas. Such a commitment by local lenders to the future of these target areas will

have long term benefits for retention of desirable residential environments. Since this program is being developed, cost estimates over the next three years can not be allocated. Funding for this program will most likely be derived from a portion of the budget allocated to rehabilitation loans and grants.

Emergency Housing Rehabilitation Loans. The objective of this program is to meet the urgent needs of homeowners with a critical housing defect within a short response time. Through this process other repairs which would be caused by the deficiency can be averted. Further rehabilitation assistance is provided after the emergency situation is rectified to encourage the reestablishment of a standard housing unit. This program should continue on a city-wide basis until 1980. Emphasis of this program will be given on a spot basis to both target and non-target areas. Community Development funding for this program over the next three years will be approaching an annual level of \$100,000.

Urban Homesteading. The objective of this program is to encourage the rehabilitation of abandoned housing and return the structure to sound condition for the occupancy role. Abandoned and deteriorated housing units are purchased in target areas and then turned over to people who take the responsibility for making needed improvements. The strategy of this program is to reinforce the residential environment of a target neighborhood and to recycle the existing housing stock into a marketable situation. This program will be implemented until 1980. It is anticipated that after 1980 the target areas will have been refurbished to the extent that these abandoned structures will have become attractive private investments for housing resources and, thereby, making it possible for homesteading in these target areas to be phased out. Community Development funds support this program as well as acquisition, direct rehabilitation and rehabilitation loans and

grants.

Acquisition and Direct Rehabilitation. The objective of this program is to acquire substandard structures to initiate the removal of deteriorating conditions. Housing which is unfeasible to rehabilitate will be demolished. Other housing units will be rehabilitated for emergency housing or transferred to the homesteading program to await private rehabilitation. Thus, the program reinforces the residential vitality of target neighborhoods by eliminating substandard housing structures and upgrading the environment. This program will continue its efforts in certain target areas beyond 1980. Community Development funding for acquisition is anticipated to be approximately \$48,000 annually for the next three years. Comparable figures for direct rehabilitation are about \$47,000.

Relocation. The primary objective of this program is to assist people in finding standard housing units at affordable costs. Most of this activity is concentrated in assisting people to vacate substandard housing units and establish residence in a standard unit. Occasionally, the program is used to provide temporary shelter to residents while their former structure is undergoing extensive rehabilitation. This program assists in creating a market for standard housing units while creating a disincentive for the retention of substandard structures. Most of the relocation workload is concentrated in target areas. It is anticipated that this program will continue after 1980 to help relieve the human suffering caused by displacement. Community Development funds support this at an annual rate of approximately \$89,000 for the next three year period.

Paint Project. The major objective of this program is to assist elderly and disabled persons in maintaining the exterior of their housing units. This high visibility maintenance program creates a psychologically uplifting effect on both the homeowner and neighbors. Concentration of this activity

in target areas has had the effect of encouraging rehabilitation of adjoining structures. This program will be utilized in target areas until 1980. Community Development funding to support this activity is projected at an annual level of \$20,000 over the next 3 years. CETA funding is also projected for this activity.

Housing Counseling. The primary objective of this program is to provide knowledge and information to low and moderate income families on subjects such as available housing programs, rehabilitation methods, rehabilitation financing and budget and credit counseling. Knowledge of these subjects will assist low and moderate income families in coping with and addressing future housing problems. Consequently, standard housing units are more likely to be retained at a standard level and the residents will be prepared for housing maintenance instead of being overpowered by unexpected housing problems. This program is an important element in sustaining standard housing and, as a result, its continued operation after 1980 is encouraged. This activity is proposed to be continued for the next three years. The supplemental funding to Community Development expenditures from other sources for this program is expected to be continued over the three year period.

Housing Planning. The documentation of housing needs by size, income level, type and geographical area is the objective of this program. Continued monitoring of housing programs and how effectively they meet the described need is a secondary benefit of this program. Basically, the program helps set a direction for the housing activities and draws upon the housing tools to implement it. It is expected that this program will continue as long as the need for low and moderate income housing remains. Funding sources are Community Development and the local budget. It is anticipated that the funding level will increase slightly in the next three year period. Funding

sources will remain the same.

New and Substantially Rehabilitated Housing. The primary emphasis of this program is to expand the housing resources of low and moderate income families and individuals. New housing construction and the rehabilitation of existing rental units will be encouraged in target areas to strengthen the housing market. This program will be emphasized continually as a source of upgrading the existing housing stock and creating new housing resources. Funding levels of this program are uncertain mainly because the private market response determines the amount of funding spent in this housing program.

Fair Housing Monitoring. The primary objectives of this program are to lessen discrimination in housing and to create more housing opportunities for minorities. The elimination of practices which lead to racial concentrations can effectively detour radical economic or racial neighborhood transition. The three year plan anticipates continued Community Development funding of this program at an annual level of approximately of \$20,000. CETA funding is also used to support this housing activity.

STRATEGY OF HOUSING INCENTIVE TOOLS UTILIZED IN NON-TARGET AREAS

Non-target neighborhoods are scheduled for housing activities on a spot basis rather than the concentrated effort utilized in target areas. Housing activities in non-target areas are designed to prevent further decline and to eliminate unhealthy characteristics which could evolve into major problems. The objectives and strategies of each of the tools used in non-target areas will be discussed in the following paragraphs.

Spot Housing Code Enforcement. The major objective of this program is to identify needed housing improvements on a case-by-case basis. The correction of these isolated cases of code deficiencies will eliminate negative

characteristics which if allowed to spread could have severe impacts on the neighborhood. This program, funded through a cooperative effort of Allen County and the City of Fort Wayne, will continue to operate during the next three year period. Approximately 4,500 initial inspections will be conducted annually in non-target areas of the City during the three year time frame.

Neighborhood Care Housing Rehabilitation Loans. The objective of this program is to provide financial assistance for spot rehabilitation in non-target areas. These loans will be triggered by emergency situations. Corrective action for spot deterioration in stable neighborhoods will create positive impacts on adjoining residential structures. This program is supported completely by Community Development expenditure at an annual rate of approximately \$16,000. This annual level of funding is anticipated to remain constant over the three year period.

Neighborhood Environmental Action. The objective of this program is to improve the non-structural environment in stable areas bordering comprehensive neighborhood revitalization areas. This program includes activities such as special trash pick-ups, clearance of blighted lots, and grading and seeding of lots. Revenue sharing and City funding support this program. It is anticipated funding for this program will continue at its current rate for the three year time period.

Comprehensive Neighborhood Planning. The purpose of this program is to offer technical assistance to neighborhoods. The comprehensive neighborhood planning process will identify problems, needs, directions, policies, and programs. These neighborhood plans will give guidance to the decision making process. Non-target area plans will be initiated on need basis. The neighborhoods facing the critical problems will be given first priority. Many of these first priority neighborhoods bound the existing target areas.

The City's budget and Community Development expenditures support this program. Comprehensive Neighborhood Planning activities are scheduled for the total three year period. The annual funding level is anticipated to increase only slightly during this period.

HOUSING QUALITY

Structural Improvement of Deteriorated Units

Concentrated code enforcement and spot inspections will encourage rehabilitation. The Block Grant will provide rehabilitation financing to property owners wanting to bring their houses to code and to make general property improvements. Other resources such as Section 321 rehabilitation loans and Section 8 lease subsidies will also be used to encourage rehabilitation. Some deteriorated structures that are unused will be acquired and provided to homesteaders who will then be required to invest rehabilitation money in the units. Other structures will be purchased and directly rehabilitated before being sold on the open market. When houses are suffering from severe lack of painting and are owned by low and moderate income elderly or disabled families, the paint program, which uses CETA labor and Block Grant purchased paint, will solve the problem. Finally, the general effect of the comprehensive revitalization program should be to create a climate of improvement and stimulate private rehabilitation efforts.

Elimination of Dilapidated Structures

Demolition will be used only when rehabilitation is deemed impossible. Since the goal is to increase the number of standard units, demolition will be used as a tool of last resort.

Preservation of Standard Units

Code inspection and rehabilitation financing for general improvements

will be used to make sure that standard units remain that way and that maintenance becomes feasible for low and moderate income homeowners as well as other qualifying homeowners. Block grant and Section 312 loans will fund rehabilitation.

HOUSING ECONOMICS

Economic Assistance for Home Maintenance by Low and Moderate Income Homeowners

Section 312 loans, direct rehabilitation loans and grants and direct maintenance through the paint program will help people in need maintain their housing.

More Decent Housing Opportunities for Low and Moderate Income Persons

All activities that improve substandard housing will accomplish this goal. Additionally, Section 8 new construction will directly add units. Housing counseling and Fair Housing monitoring will help people find decent housing and keep it. Neighborhood improvement in low and moderate income areas will also expand housing opportunities. Section 8 rental assistance will help low and moderate income residents secure housing in existing standard housing units.

Greater Private Investment

Rehabilitation loans use federal money to get homeowners to invest their own money. In the future, lending institutions will hopefully be induced to invest in housing rehabilitation through a leveraging of CDBG funds. This program will change patterns of disinvestment and increase the private financial market commitment to central city housing. As the central city improves and private investment increases, neighborhoods will begin to attract mortgage money as people decide to buy houses

in the area. Policies developed through the city comprehensive plan (for example, site value taxation) should complement and stimulate the process.

Increased Housing Value

Increased housing value cannot be accomplished through a specific set of projects. However, depressed values in the central city are indicative of a weak market, lack of confidence, poor general conditions and severe decline. Neighborhood revitalization should work to the point where central city houses are worth as much as comparable houses elsewhere. Retention of and investment in housing by non-low income persons and greater economic integration of residents is part of this process. The housing stock of the city is such that an invigorated housing market and revitalized neighborhoods should not displace significant numbers of low and moderate income households who desire to remain in those areas. There is only one area in a predominately low and moderate income neighborhood where a dramatic increase in income could be anticipated (West Central). In that instance, the impact area is small and the houses not economically conducive to maintenance by low and moderate income homeowners. To the extent possible, Section 8 lease subsidies can artificially help lower income families compete in the rental housing market in that area.

HOUSING MARKET AND SUPPLY

Increased Homeownership

As areas in the central city become increasingly renter occupied, maintenance and stability decline. By assisting low and moderate income homeowners in maintaining their property, the program will make it possible for these people to keep their homes. Urban homesteading and acquisition-rehabilitation-disposition activities will directly increase

homeownership. Rehabilitation financing for general property improvements can entice some people into keeping their central city houses instead of moving into larger or more comfortable ones elsewhere. Also, some suburbanites may even be induced to buy and move into homes in some central city neighborhoods.

Emergency Housing Units

Every year, some low and moderate income people are displaced or without housing for any of variety of reasons. Neighborhood Care, Inc. will maintain several housing units suitable for temporary housing for such persons. Counseling will then help them in finding more permanent quarters.

Decreased Vacancy Rates

Residential abandonment plagues several central city neighborhoods. This is indicative of a poor real estate market and general lack of confidence. Housing values in trouble areas are pushed down even further as owners desperately try to sell their properties. As additional units become vacant, they are not used because no one wants to live in the affected area, owners cannot recover their investment, or the vacant units are not suitable for habitation.

Certainly as a symptom of the larger market problem, high vacancy rates are dealt with when that problem is conquered. However, the rates are also an intrinsic problem. Homesteading and acquisition, direct rehabilitation, and Fair Housing monitoring and enforcement can help. Yet the basic solution will have to be the revitalization of neighborhoods.

Strengthen the Central City Housing Market

Currently, Fort Wayne suffers from a collapsed housing market in

several central city areas and a booming market in the fringe areas. This accelerates decline and leads to sometimes wasteful dispersion of public facilities to accomodate expansion. A strengthened central city housing market should bring money back into the central part of Fort Wayne, should protect private investment, lead to more balanced growth, and continue revitalization and secure it in areas that are coming back.

Direct improvement through rehabilitation and a coordinated revitalization program, growth management and regulatory policies implemented through the comprehensive planning process, and increased investment through the LDC and the leveraging of rehabilitation funds should all help shape up the private real estate market.

Economic Mix in Central City

An improved housing market and increasingly viable central city neighborhoods can help retain and attract middle income people. This should in turn reinforce the housing market, change community attitudes, deconcentrate income related problems and further accelerate renewed viability of neighborhoods. No major projects are planned to bring in higher income dwellers, but rather the intent is to tie individual household decisions to housing size and quality.

PART V

COMMUNITYWIDE PUBLIC FACILITIES AND IMPROVEMENT STRATEGY

Only one project in the three year plan can be conceived of as a communitywide public facility or improvement. This project in itself is not communitywide in scope. However, the effect this project will have on the regeneration of the downtown area does have communitywide impact.

Fort Wayne's downtown area has suffered from many of the same problems that are evident in other large urban centers. Although the dominance of retail sales and, to a lesser degree, the employment in Fort Wayne's Central Business District has diminished in the last three decades, substantial investments in buildings and other capital improvements remain in the Central Business District. Many urban areas throughout the country in the last three decades have not only witnessed a relative decline in retail sales in the downtown business district but an absolute decrease. When the amount of sales in Central Business Districts are related to the rate of inflation in the national economy, many more urban areas have witnessed a decline in the amount of goods sold from a Central Business District location. The faith of Fort Wayne's Central Business District has closely followed these national trends.

The Central Business District (CBD) vitality is important not only to Fort Wayne's urban area, but it is also of primary importance to the Community Development target areas. The CBD is geographically located in the center of the seven designated target areas. Trends which appear in the CBD generate effects in the Community Development target areas. A healthy CBD can create a positive image and express a positive impact on

the regeneration of adjoining neighborhoods.

The CBD, because of its proximity to Community Target areas, is a major source of employment opportunities for target area residents. Increased employment opportunities created by a rejuvenated CBD will have the effect of increasing the economic potential of many target area residents who are presently unemployed or under-employed. With this increased economic opportunity, the residents of target areas will have more disposable income to spend on upgrading their housing situation. Hopefully, these residents will remain in the target areas and commit increased investments in the existing housing stock.

Rejuvenation of the retail function of the CBD will increase the residential attractiveness of the seven Community Development target areas. Not only will the existing underutilized or vacant CBD structures become more attractive for occupancy by retail functions, but the development of new CBD retail structures will be enhanced. Hopefully, increased retail functions and employment opportunities in the CBD will enhance the attraction of convenience retail facilities. Because of the proximity of the CBD to the target areas and the frequency of bus routing between the CBD and target areas, the consumer needs of target area residents can be satisfied to a greater degree. The location of easily accessible convenience retail facilities will enhance the residential atmosphere of nearby target areas.

A key element to the rejuvenation of the CBD has long been recognized as the establishment of a nine block semi-mall. The proposed semi-mall encompasses Calhoun Street from Douglas Avenue to Columbia Street and Wayne Street from Harrison Street to Clinton Street. The purpose of this capital improvement project is to unify the blocks involved in a package and to create an atmosphere to attract additional investment into the CBD. The cost of this capital improvements project is expected to exceed \$1,000,000.

Community Development expenditures of \$200,000 are scheduled for the last two years of the three year plan. Because of the limited amount of Community Development monies and commitments of the Community Development program to complete target area improvements in a seven year time frame, alternative sources of funding for the remaining costs of the semi-mall project or phases of the semi-mall project are encouraged.

PART VI

ECONOMIC DEVELOPMENT STRATEGY

A great deal of planning effort has been made within the last year in formulating an economic development program for Fort Wayne. The first product of this effort has been the completion of the City's Overall Economic Development Program. The major economic development needs and proposed activity priorities presented in this part are taken from that program. During the upcoming year, the City plans to carry it's Overall Economic Development Program (OEDP) a step further into the program and implementation stage by developing a Comprehensive Economic Development Strategy (CEDS). The CEDS in essence is an investment strategy designed to outline a process and/or program to target limited federal, state, and local (both private and public) funds into identified economic development need areas.

THE MAJOR NEEDS FOR ECONOMIC DEVELOPMENT IN FORT WAYNE

Fort Wayne's needs for economic development can be divided into three categories. There are those needs that concern the lack of opportunity for area residents, those that relate to the flow of commercial and industrial businesses from the City to the surrounding area, and those that address the cost of living for the City's low and moderate income residents. There is, of course, a good deal of overlap among these three categories, but they will be used as a basis for future discussion of Fort Wayne's economic development needs.

NEEDS RELATING TO THE AREA'S LACK OF ECONOMIC OPPORTUNITY

This set of needs relates to jobs, preferably those that offer advancement opportunity, both within the City and in the area outside the City. It is important that these jobs be accessible to the City's low and moderate income people. Three needs that can be identified under this category include the need for training programs, a program to attract new industry and to retain existing industry, and a study of the City's land needs.

Job Training Programs

Job training is needed to help low and moderate income people develop the skills that they need to get jobs that will pay them a living wage and offer them a chance to advance from their low or moderate income status. This training should be especially accessible to youth as they are the people most in need of job skills.

Retaining and Attracting Industry

A program is also needed both to retain Fort Wayne's existing industries and to attract new industries to the area. Retaining existing industries is important in that existing jobs are the core of the area's economy and that roughly 90% of the area's new jobs come from the expansion of existing industry. Regardless of the efforts placed on maintaining the existing industrial base, there is bound to be some loss of local firms because of changing economic conditions. To offset this anticipated loss and to keep pace with the natural growth in the labor force, efforts must be made to encourage non-local firms to locate in Fort Wayne.

Study of Industrial Land Needs

If existing industries are going to expand and new industries are going to move into the area, there must be sufficient land for industrial growth. A study of industrial land and vacant industrial buildings both

inside the City and in the surrounding area is necessary. This study should focus on industries' present and projected needs. These needs should include the size of the parcel, its location and the City services required by industry. The adequacy of the area's inventory of existing industrial land in meeting the expansion needs of industry must be addressed.

NEEDS RELATING TO STEMMING THE FLOW OF INVESTMENT FROM THE CITY TO THE COUNTY

In terms of population, the Fort Wayne urban area is not significantly growing. Any decision to locate in the area surrounding the City is, in essence, a decision not to invest inside the City limits. In other words, since real growth is limited, growth in the urbanized area surrounding the City comes at the expense of the City. If the City is to remain viable, a set of programs must be devised to make investment inside the City at least as attractive as investment in the area surrounding the City. This is important both to maintain the City's tax base, and to provide accessible job opportunities for Fort Wayne's low and moderate income residents. Specifically, there are five major economic development needs in this category. These are a program to encourage certain types of industry to locate in the City, a capital improvements program to help provide proper utilities and improvements to inner city commercial and industrial sites, a set of location incentives, a program to rehabilitate the central business district, and a program to help revitalize neighborhood commercial areas.

Encouraging Industrial Locations Within the City

More businesses, especially certain types of industry, are needed within the City limits. These industries are needed to provide jobs for inner City residents, especially low and moderate income residents that are either within walking distance or are accessible by public transportation. These industries would also help to stabilize the City's tax base and provide

investment in areas of the City that are presently experiencing considerable disinvestment. The location of industries within the City is also important to the City from a fiscal and land use standpoint, because when industry locates in areas that already have public utilities, the City's utility companies save considerable capital improvements money. There is a need to encourage the recycling of the considerable number of vacant industrial buildings in the City. A land needs study should be made to include vacant industrial buildings.

Capital Improvements Programming

The second need in this category is a program of capital improvements to make inner City sites more attractive to industries. Basically, what this amounts to is providing enough access and utilities to these sites to make them competitive with the larger, cheaper sites in the surrounding county.

Taxation Incentive

Several different types of taxation incentives are needed to complement the capital improvements program. The first of these is something to make it unprofitable to keep commercial and industrially zoned land vacant. A property tax that taxed land at a higher rate than improvements may accomplish this. The Department of Community Development and Planning is conducting a study of the impacts of a tax of this type. Another taxation incentive that is needed is a set of very specific, temporary tax abatements. These would make it possible for the City to provide a business with an incentive to locate in a specific area in the City. The Indiana State Assembly has declared it possible for a city to define certain redevelopment areas within its boundaries. Within these areas a city can give limited tax abatements.

Revitalization of the Central Business District

A fourth reinvestment need is revitalization of the downtown area of Fort Wayne. This area was once the major office and shopping area of the County, but due to a complex set of circumstances, including cheap land outside the City, parking problems, transportation difficulties and climate controlled malls, it has declined considerably. Presently, it is characterized by vacant deteriorated buildings and vacant storefronts, and is in danger of losing much of its little remaining retail sector. Several major office buildings anchor the downtown area, but more investment is needed, and something must be done to revitalize retail activity in this area. The retail sector in the downtown is important because it has the potential of providing a shopping center that is near many central city neighborhoods, and reinvestment in the central business district will aid revitalization efforts in the surrounding low and moderate income residential areas.

Neighborhood Commercial Revitalization

The other commercial revitalization need is in neighborhood commercial areas. The same pressures that have caused the decline of the central business district have caused a corresponding decline in neighborhood commercial areas of the City. If any real neighborhood revitalization is to take place in Fort Wayne, investment must be made in the commercial areas of low and moderate income neighborhoods to complement the investment being made in the housing stock of these areas. There also should be stores and employment opportunities near the homes of the City's low and moderate income residents. During the next year, a market study will be undertaken along one of the City's neighborhood commercial strips to assess the potential for commercial revitalization efforts. After completion of this marketing study, similar studies should be conducted for other neighborhood commercial strips.

NEEDS RELATING TO REDUCING THE COST OF LIVING FOR FORT WAYNE'S LOW AND MODERATE INCOME PEOPLE

No matter how many programs there are to bring jobs and investment into the City, there are still going to be some residents who fall into the low and moderate income range. These people have a great deal of trouble providing the basics of food and shelter. One way to help them meet these needs is to make their cost of living lower. Simply stated, there is a need to lower the cost of food, clothing and shelter for low and moderate income persons. Two of the specific cost of living problems that these people have are the high cost of energy and transportation.

SIGNIFICANT ECONOMIC DEVELOPMENT POTENTIALS,
PROBLEMS AND OPPORTUNITIES

There are many potentials for economic development, but an analysis by the City's planning staff found that because Fort Wayne is an older manufacturing center, most of the potentials for economic development were being adequately exploited by a well developed private sector. The job of the City in this case must be to create potential. Many of the needs identified in the previous section are designed to do this. The other set of needs is designed to remove some of the constraints to private development. Some of the potentials that need to be created are inner city industrial sites, commercial and retail development in the downtown and in the neighborhoods, and the recycling of vacant industrial and commercial buildings.

Among the constraints that need to be eliminated are the lack of tax incentives and the incentive that the present tax system gives to underutilizing city land. There are a great many other factors that impede private development that the City can do nothing about. Generally, these factors are characteristic of older manufacturing centers.

Examples of these factors are high energy costs, low productivity per dollar wage ratios, and old multi-story facilities. These impediments must be recognized and dealt with. The best way to deal with them is to minimize them by providing incentives that counterbalance these problems.

ACTIVITIES PROPOSED TO FURTHER ECONOMIC DEVELOPMENT

For the purpose of this narrative, two main types of activities will be identified. These are activities that are block grant activities and those that are related activities which complement Fort Wayne's Community Development Block Grant objectives.

BLOCK GRANT FUNDED ACTIVITIES

The first direct Block Grant activity is a set of three training programs that are run by Neighborhood Care, Inc. Other activities with proposed block grant funding include the downtown semi-mall project and the continued operation of a local development corporation.

Neighborhood Care Training Programs

The first two Neighborhood Care training programs described are coordinated with local educational institutions. First is the Vocational Education Program that Neighborhood Care runs in consort with the local school system. Neighborhood Care buys houses that vocational education students rehabilitate. Neighborhood Care then sells these houses to low and moderate income people at cost. The second program, the Pre-apprenticeship Program, is a three-way effort. Neighborhood Care buys houses which Indiana Vocational Technical College students rehabilitate. These students are paid by CETA. A third program, the Summer Paint Program, though not formally a training program, provides training to low and moderate income youth. This is a joint CETA-Neighborhood Care program.

Neighborhood Care buys paint and supplies and does administrative work for crews of CETA workers that paint the houses of low and moderate income people.

Downtown Semi-Mall Project

The downtown semi-mall is proposed to be partially funded in the three year Community Development Block Grant budget. The estimated cost of the semi-mall exceeds \$1,000,000. The remaining costs will have to be derived from other federal, state or local revenue sources and/or from contributions from the private sector. This semi-mall is an integral part of a multi-year plan for the injection of public funds into the central business district. These funds will be used to induce private investment in an effort to stimulate activity in the downtown area. Other funding for implementing the overall plan may come from subsequent years' Block Grant. Other federal, state and local funding sources will have to be sought to implement this downtown plan. Other major activities in the downtown plan include a civic and convention center/hotel/parking garage complex; two parking garages, which will leverage private investments in the form of office buildings on two sites; rehabilitation loans and grants for store fronts in the downtown; new housing and rehabilitation of the old City Hall. One of the parking garages is presently being built through the funding of an Urban Development Action Grant. The old City Hall is presently being rehabilitated as a result of local Public Works funding.

Local Development Corporation (LDC)

Local development corporations to leverage loans from the Small Business Administration for downtown and neighborhood commercial areas have been established by the Fort Wayne Department of Community Development and Planning. Hopefully, Revenue Sharing funds will continue to

complement Community Development Block Grant funds to support this activity. This program will complement Neighborhood Care's housing rehabilitation loan program, and if it is coordinated with capital improvements, it should help keep stores and jobs in the target neighborhoods.

RELATED CITY ACTIVITIES

There are six main City activities and/or programs that, although not funded through the Community Development Block Grant, could act to meet many of the needs described in the first section. These are the Horizons Council, a study of the City's land needs, the site value tax proposal, capital improvements programming, the annexation program and selective tax abatements. The Section 8 Housing Program is an additional program which may be used to address some of the identified needs.

Horizons Council

The Horizons Council is an organization formed to strengthen the local economy, primarily through industrial recruitment. The Council is composed of individuals from both the private and public sectors. Using funds contributed by the City, the County, and private firms, the Council has created two full-time positions and a part-time position to proceed with a number of programs. The activities of the Council include the promotion of the area to outside firms and handling industrial prospects. In addition to their industrial recruitment work, the Council is also concerned with working to retain existing industry.

Industrial Land Needs Study

The City's Department of Community Development and Planning staff, in consort with the staff of the Allen County Plan Commission, has studied the adequacy of the area's vacant industrial and commercial zoned land. The adequacy will be measured by comparing available land to anticipated develop-

ment needs.

Site Value Tax

A study of the impacts of the site value tax has been completed and enabling legislation has been introduced to the State legislature. A site value tax would make it less profitable to hold vacant land in the City.

Capital Improvements Programming

Capital Improvements Programming has been re-initiated in the City. When this program is fully instituted, it will be possible to use capital improvements as an economic development tool.

Annexation

The City's annexation program, if it achieves its goals, will help to equalize the tax burden throughout the urbanized area. This will eliminate the tax disadvantage that the City has presently.

Tax Abatement

The Indiana State legislature has passed legislation that enables communities to declare certain areas redevelopment areas. The Fort Wayne Redevelopment Commission has identified several redevelopment areas. The Commission is presently analyzing additional redevelopment areas for tax abatement.

Section 8 Housing

There are obviously a great deal more activities needed to meet the needs described in the first section of this chapter. The most obvious gap is in the area of reducing the cost of living for low and moderate income residents. Though Section 8 housing helps fulfill part of this need, one of the continuing tasks of the Department of Community Development and Planning is to devise more program activities to meet the needs of low and moderate income residents.

PERMANENT JOBS CREATED BY PROPOSED ECONOMIC DEVELOPMENT PROJECTS

In most instances, it is not really possible to estimate the number and types of jobs expected to result from economic development projects. The reason for this is that most of Fort Wayne's economic development projects are either just beginning or are in the planning stage. One project that is far enough along to project employment figures for is the downtown semi-mall. There are presently 26,200 square feet of vacant retail and 71,300 square feet of vacant office and support space along the proposed semi-mall strip. The aim of the semi-mall project is to help retain the existing retail jobs, create new job opportunities and fill the vacant retail and support space. By encouraging the use of other resources and leveraging schemes to make the needed public improvements and to stimulate private investment consistent with the overall downtown revitalization plan, the creation of over 600 new employment opportunities is possible. This will enhance the tax base and create shopping as well as entertainment opportunities adjacent to low and moderate income target neighborhoods.

Training programs have been discussed in the previous section.

DEVELOPER INTEREST OR COMMITMENT

Showing evidence of commitments for new or expanded facilities is difficult for the same reason that predicting the number of new jobs is difficult. All of these projects are in the planning stage. The only real commitments that are in any way related to block grant funded activities are commitments for new office buildings in the central business district. There has also been considerable interest from neighborhood businessmen in a loan and capital improvements program to help them with their set of special problems. Interest has been greatest in those neighborhoods

served by one of the local development corporations.

DEPARTMENT OF
COMMUNITY DEVELOPMENT AND PLANNING

R. Steven Hill, Director

Office of the Director

William G. Cowan	Administrative Assistant
Anthony G. Burrus	Compliance Administrator
Thomas H. Burr	Accountant
Jean M. Speaker	Secretary

Division of Long Range Planning

John R. Stafford, Director

Gary F. Baeten	Senior Planner, Land Use
Kenric McCrory	Senior Planner, Comprehensive
F. Robert Woenker	Associate Planner, Land Use
Paul B. Zisla	Associate Planner, Annexation
Cheryl L. King	Associate Planner, Comprehensive
Ralph H. Nodine	EDA Loan Administrator
Fred R. Koverman	Zoning Enforcement Officer
Beatrice B. Wilkening	Asst. Zoning Enforcement Officer
Richard E. Kunkel	Land Use Specialist
Noble F. Schlatter	Research Assistant
Diane Donnelly	Planner Trainee
Pat A. Biancaniello	Secretary
Mary Morrison	Secretary
Susan Barnes	Secretary

Division of Current Planning

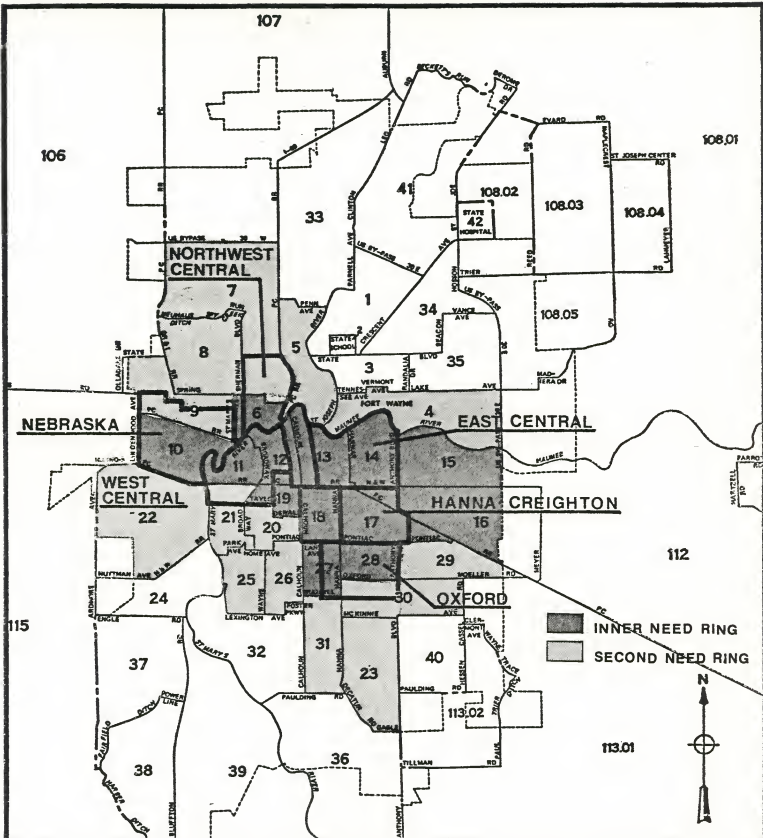
Allen P. Norby, Jr., AICP, Director

Robert J. Gossler	Senior Planner, Sub-Area
Richard C. Stumpf	Associate Planner, Design
Kathy Moses	Associate Planner, EDA
Karen A. Eckert	Assistant Planner, Design
Deborah J. Shell	Assistant Planner, Sub-Area
Connie Knowlton	Assistant Planner, Sub-Area
M. Ann Curry	Assistant Planner, Sub-Area
Alan S. Tepfer	Assistant Planner, Sub-Area
Mark Cecowets	Design Technician
Michael McCoy	Planner Trainee
Carla V. Archbold	Secretary
Sandra Johnson	Secretary, EDA

Division of Neighborhood Preservation

Ethel E. Watson, Director

Dale E. Anderson	Rehabilitation Administrator
Rosie Bullerman Bennett	Housing Administrator
Harold M. Lewis	Real Estate Specialist
Sheryl Palmer	Asst. Real Estate Specialist
Robert Cassidy	Special Projects Coordinator
Earl T. Dunbar	312 Manager
William Chapman	Rehabilitation Technician
Preston W. Watkins	Rehabilitation Technician
Robert L. Hart	Rehabilitation Technician
Galen Darr	Asst. Rehabilitation Technician
Robert E. DeWeese	Minimum Housing Inspector
Lenward A. Calland	Minimum Housing Inspector
Michael Henry	Finance Manager
Patsie M. Rumsey	Finance Officer
Velma L. Freeze	Bookkeeper
Etta J. Gray	Bookkeeper
Evelyn H. Breedlove	Housing Counselor
Mildred Hall	Housing Counselor
Lee E. May	Neighborhood Counselor
Catherine Day	Neighborhood Counselor
Phyllis Fowlkes	Neighborhood Counselor
Mary T. Ocken	Asst. Neighborhood Counselor
Janice Sadler	Secretary
Sam Hatch	Financial Secretary



CONCENTRATION OF RELATIVE NEED

Based on composite of income, housing condition, and other community development data. Does not perfectly correspond to low and moderate income concentrations. Target area boundaries relate to need and not census tracts.

CITY OF FORT WAYNE

DEPT. OF COMMUNITY DEVELOPMENT AND PLANNING

Figure 6

7570
1 BILL NO. R-79-02-21

2
3 RESOLUTION NO. R-06-79

4 A RESOLUTION authorizing the
5 filing of an application for
6 fiscal year 1979 Community
7 Development Block Grant Funds.

8 WHEREAS, the City of Fort Wayne has a goal the
9 provision of a decent and viable living environment for all
10 of its citizens; and

11 WHEREAS, the City of Fort Wayne has consistently
12 committed itself to the elimination of blight and deterioration
13 which is present within the community and the prevention of its
14 further spread; and

15 WHEREAS, under the provisions of the Housing and
16 Community Development Act of 1977, the City of Fort Wayne is
17 entitled to receive annual grants through the Community
18 Development Block Grant Program; and

19 WHEREAS, funding under this program must be used for
20 the promotion of viable urban communities and the prevention
21 or elimination of blight and deterioration, primarily for the
22 benefit of low and moderate income people; and

23 WHEREAS, the City of Fort Wayne has developed a
24 community development plan and program which is consistent with
25 the City's overall strategy for preventing the further spread
26 and elimination of blight and deterioration; and

27 WHEREAS, all necessary steps have been taken by the
28 Mayor and the Department of Community Development and Planning
29 staff to properly complete the attached entitlement application
30 for fifth year Community Development Block Grant funding in
31 conformance with that strategy and plan.

32 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
33 OF THE CITY OF FORT WAYNE, INDIANA:

34 1. That the attached application for \$2,639.00.00
35 in fifth year entitlement funds and the accompanying assurances
be approved and forwarded to the U.S. Department of Housing

1 and Urban Development under the signature of Mayor Robert E.
2 Armstrong.

3 2. That Mayor Robert E. Armstrong, in his capacity
4 as Chief Executive Officer for the City of Fort Wayne, be
5 authorized to act on behalf of the City in contemplating
6 contractual agreements pertaining to this grant and providing
7 additional information and documentation pertinent thereto as
8 required.

9 3. That the Common Council by its approval of this
10 application hereby reaffirms its intent to reduce and eliminate
11 urban blight within the City of Fort Wayne.

12 
13 Councilman

14
15
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19
20 APPROVED AS TO FORM
AND LEGALITY, _____

21 
22 CITY ATTORNEY
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Read the first time in full and on motion by V. Schmidt, seconded by

Q. New, and duly adopted, read the second time by title and referred to the Committee on Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock _____ M., E.S.T.

DATE: 2-13-79

Charles W. Whittemore
CITY CLERK

Read the third time in full and on motion by V. Schmidt,

seconded by George, and duly adopted, placed on its passage.

PASSED ~~(POST)~~ by the following vote:

AYES

NAYS

ABSTAINED

ABSENT

TO-WIT:

TOTAL VOTES

BURNS

HINGA

HUNTER

MOSES

NUCKOLS

SCHMIDT, D.

SCHMIDT, V.

STIER

TALARICO

DATE: 2-27-79

Charles W. Whittemore
CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as

(ZONING MAP) (GENERAL) (ANNEXATION) (SPECIAL) (APPROPRIATION) ORDINANCE

(RESOLUTION) No. B-06-79 on the 27th day of February, 1979.

ATTEST: (SEAL)

Charles W. Whittemore
CITY CLERK

Winfield C. Moore Jr.
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 28th

day of February, 1979, at the hour of 2:00 o'clock P.M., E.S.T.

Charles W. Whittemore
CITY CLERK

Approved and signed by me this 28th day of March, 1979.

at the hour of 2:30 o'clock P.

M. E. S. T.

Robert E. Armstrong
MAYOR

~~Hold~~
~~until 2/27~~

Bill No. R-79-02-21

REPORT OF THE COMMITTEE ON FINANCE

We, your Committee on Finance to whom was referred an Ordinance
A Resolution authorizing the filing of an application for fiscal year
1979 Community Development Block Grant Funds

have had said Ordinance under consideration and beg leave to report back to the Common
Council that said Ordinance Do PASS.

VIVIAN G. SCHMIDT - CHAIRMAN

WILLIAM T. HINGA - VICE CHAIRMAN

JAMES S. STIER

JOHN NUCKOLS

DONALD J. SCHMIDT

Vivian G. Schmidt
William T. Hinga
James S. Stier
John Nuckols

2-27-79

CONCURRED IN

DATE

CITY CLERK

KENNERK, DUMAS, BURKE, BACKS, LONG & SALIN

ATTORNEYS

A PROFESSIONAL CORPORATION

H. HUGH KENNERK
JAMES F. DUMAS
LARRY J. BURKE
VINCENT J. BACKS
STEPHEN D. LONG
WILLIAM N. SALIN
ROBERT OWEN VEGELER

2120 FORT WAYNE NATIONAL BANK BUILDING
FORT WAYNE, INDIANA 46802

219-749-0171

February 7, 1979

Mr. R. Steven Hill
Community Development & Planning
8th Floor, City-County Building
One Main Street
Fort Wayne, Indiana 46802

In Re: County Council Resolution for
Community Development Block Grant Funds

Dear Steve:

Enclosed is the resolution you requested. I trust this will be acceptable to you but if there are any questions, please advise.

Very truly yours,



Stephen D. Long

SDL:dd
Enclosure

4393

DIGEST SHEET

B-79-02-21

TITLE OF ORDINANCE Resolution for Council adoption of CDBG applicationDEPARTMENT REQUESTING ORDINANCE Community Development and PlanningSYNOPSIS OF ORDINANCE Council adoption of CDBG application(See attached copy of draft resolution)EFFECT OF PASSAGE Able to submit CDBG application to HUD for funding.EFFECT OF NON-PASSAGE Unable to submit CDBG application to HUD for
funding.MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) none

ASSIGNED TO COMMITTEE _____



THE CITY OF FORT WAYNE

COMMUNITY DEVELOPMENT & PLANNING
CITY-COUNTY BUILDING • ONE MAIN STREET • FORT WAYNE, INDIANA 46802

February 13, 1979

Common Council of the City of Fort Wayne
City-County Building
One Main Street
Fort Wayne, IN 46802

Dear Council Members:

So that you can have a quick reference tool for your review of the City's fifth year Community Development Block Grant (CDBG) application, I have asked the staff to prepare the following summary of the application draft. It is a synopsis of the essential points in the application, section-by-section, and we hope the Council members will find it useful in attempting to decipher the jargon and repetition which is characteristic of applications for federal funding.

Last year, I mentioned the role of the block grant as one of the many public resources which can be used to help guide development and revitalization in the City. The relationship of this and other tools to the Comprehensive Plan being developed by the Plan Commission is important. Consequently, we have made a special effort to brief the Commission during the past year concerning the philosophy of the block grant program and the development of this year's application.

You will notice two major differences in this year's application packet. First, the rather thick Community Development Plan is a requirement and must be used by the City in order to express justification for undertaking CDBG activities in the manner proposed, both in the short and longer run. Second, the application forms themselves contain a proposed three year projection of how funds will be used for the program during that period. Proposed projects are now geographically grouped in the application by neighborhood rather than by activity.

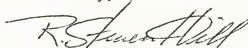
During our planning for the one and three year budget, we worked under a number of constraints. The grant amount given us was only \$58,000 higher than last year, which did not even cover inflation costs. Also, the U. S. Department of Housing and Urban Development (HUD) gave cities further pressure by advising them that neighborhood revitalization activities should be substantially complete within a six to seven year period. Quite frankly, with seven target neighborhoods to work in, I must say that meeting this time schedule will take some concerted effort on both the City's and the private sector's part.

Because of these constraints, neither staff nor the Community Development (CD) Subcommittee of the Mayor's Voluntary Participation Committee could recommend substantive expansion of the program beyond the present target neighborhoods within the seven year time frame. This necessitated delaying a decision on bringing in new neighborhoods until later in the life of the program, when more neighborhood plans are done and more funds are available. Also, we had to recommend delaying the continuation of last year's funding for the downtown semi-mall until the sixth or seventh CDBG program year, when funding levels will be high enough to allow for a limited amount of semi-mall investment. Even some of our target neighborhood activities were set in the budget at a rather lean level. Several of these projects are reflected in the Department's Revenue Sharing request currently being reviewed by the Mayor's Voluntary Participation Committee.

Throughout the entire process of developing the application, the CD Subcommittee devoted many hours of work and discussion with us in evaluating the various proposals made and how City policy for the program should deal with them. As well, the various neighborhood organizations made a diligent effort to develop some meaningful proposals for projects in their respective areas. Without such dedicated efforts, this application would not have been possible to assemble.

Although this is quite a bit of material to digest, we will need for you to take action on the application by February 27, in order to meet application submission deadlines. We will be glad to meet with you at any time during these two weeks to explain the proposed program and answer any questions relating to it. If you have any questions before meeting, please feel free to contact me or Paul Norby, the Director of Current Planning.

Sincerely,



R. Steven Hill, Director
Community Development and Planning

RSH:cva

Attachment

SUMMARY
OF
COMMUNITY DEVELOPMENT STRATEGY

The preparation of a Community Development "strategy", or plan in a report-type format is a new requirement in the Block Grant Program. The strategy is an outline of long term objectives, which will be addressed by yearly Community Development Block Grant (CDBG) programs. Within this framework, a proposed one and three year CDBG budget will be established to further implement the major policy thrusts the program is taking or should take. The strategy, which is described in this year's Community Development Plan, primarily deals with the documentation of the City's rationale for carrying out activities under the program and establishes a direction to be pursued in the future by the expenditures of CDBG monies and other funding sources.

Neighborhood Rehabilitation. The major thrust that the CD program has taken, and should continue to take for the foreseeable future, is the revitalization and rehabilitation of central city neighborhoods. Since all neighborhoods go through cycles, and problems become more severe and difficult to rectify if not addressed, it is important that these problems be recognized and addressed in their early stages, when success is more likely to be achieved with the help of a limited expenditure of public funds. Certain neighborhoods in the central core need extensive rehabilitation and possibly some spot clearance and redevelopment over a longer period of time. Some central city neighborhoods have deteriorated, but may contain strong resources (such as a major stable area, unique architecture, historical significance or other features) which can be emphasized and extended into weaker areas. Other central city neighborhoods are suffering from a particularly "soft" housing market caused by social or economic transition. Housing marketing incentives and/or rehabilitation efforts to counteract disinvestment and lack of confidence in those latter neighborhoods should be utilized for the benefit of both old and new residents. All neighborhood rehabilitation activities should include a comprehensive package of capital and public improvements, housing improvements (rehabilitation financial assistance, code enforcement, spot demolition and relocation and homeowner assistance), environmental improvements and improvement of land use patterns, when warranted. Just as different neighborhoods have varying degrees of problems, the program mix to address these problems may be adjusted for each neighborhood.

The funding level of CDBG has not changed dramatically over the last year. The funding has increased by approximately \$58,000 from last year's allocation. This represents less than a two percent increase in funding which means because of the inflation rate, less services can be purchased this year. In addition, the Department of Housing and Urban Development (HUD) has advised that the revitalization of a neighborhood be completed within approximately a seven year time frame. Because of these two factors, the addition of new target areas should be considered only when existing target areas are substantially revitalized and can be eased out of the program.

Neighborhood Preservation. Activities are aimed at neighborhoods in the central city which have rehabilitation needs but cannot be "targeted" for the comprehensive improvements described earlier because funding and resources are too limited. Thus, preservation activities would merely attempt to stop deterioration from spreading any more than it has by addressing the worst cases of structural and environmental blight.

While more substantial funding is being waited for, a neighborhood plan would be prepared with the neighborhood residents in order to formulate the specific strategy and priorities for improvement when adequate funding is available. Also, isolated cases of blight or deterioration in stable neighborhoods outside the central city should be treated so that these do not begin a neighborhood-wide cycle of deterioration. Early recognition of negative trends usually result in less expenditures, more success and a greater variety of alternatives to address these problems.

Special Redevelopment Projects. This proposed strategy asserts that there are certain needs which are residentially-oriented that must be addressed if the central city as a whole is to be made viable and healthy. One of these needs is neighborhood commercial revitalization, which encompasses activities to rejuvenate and, in cases, redevelop commercial facilities to serve central city neighborhoods. Activities may range from arranging business and structural improvement loans to capital improvements and public facilities construction. The other major need is to assist in downtown revitalization activities. Since no one source of funding can be depended on for all the public sector improvements necessary to implement the downtown plan, a variety of resources and tools must be tapped. CD funds are recommended for limited usage in tandem with other federal, state or local funding sources as well as other tools such as tax abatement or tax increment financing. Leveraging of private commitment is essential, however to meet the financial requirements of desired improvements and this should be a prime concern.

Neighborhood and City-Wide Planning. In order to better devise strategies for community development, and for that matter, the development of the entire city, a number of planning activities are needed. One priority is the continued preparation of comprehensive neighborhood plans for the remaining target neighborhoods and eventually for all city neighborhoods. City-wide planning or "program-year only" planning in each neighborhood simply will not address the needs of neighborhoods in the coordinated fashion needed to maximize the effect of limited City resources. Neighborhood plans prepared jointly with residents and addressing land use, public improvements and services, housing and economic development issues will greatly improve the decision-making process, not only with CD funds but with other public and private efforts as well. Another priority is the completion of a neighborhood analysis for the City, designed to identify areas with similar characteristics, define neighborhood planning boundaries, briefly describe conditions or issues in each sub-area and suggest future neighborhood planning and improvement priorities. Work on the City's Comprehensive Plan should help in further defining the role that various tools of the City (including Community Development) can play in striving toward a more balanced overall pattern of growth in the future.

SUMMARY OF HOUSING STRATEGY

A general housing strategy is also required as part of the Community Development Plan. Rather than include it as part of the previous section (which includes housing in a more comprehensive approach), it is summarized here, separately. Many of the goals that are found in the Housing Assistance Plan are based on this strategy.

Rehabilitation/New Construction in the Central City. Housing improvements dealing with rehabilitation of existing dwellings and construction of new units should be emphasized in central city neighborhoods for three reasons. First, these areas have the greatest need for housing quality improvement and improvement of the housing stock conforms with the overall Community Development strategy of focusing activities and resources in these areas. Secondly, as these neighborhoods improve, low and moderate income families present there may feel the pressure of rising economic values. Therefore, there is a need to increase the housing stock available to and affordable by them should they desire to remain in the neighborhood. Thirdly, many of these central city neighborhoods do have significant numbers of moderate or middle income families who would seriously consider leaving in the future if the image of the neighborhood is not changed or stabilized. Since it is easier to retain moderate or middle income families in the neighborhood because of this commitment than to attract these same families back into the neighborhood, a greater diversity of income mix is more likely to be achieved through preserving the neighborhood with its existing housing stock and occupants. Rehabilitation assistance could be in the form of direct low-interest rehabilitation loans, subsidized interest rates and guarantees on private market loans, direct rehabilitation, homesteading and Section 8 lease subsidies. New construction assistance could take the form of public housing, publicly-sponsored housing, non-profit sponsored housing and developer-sponsored housing.

Encourage New Construction of Family Units Outside the Central City. Family and large family housing assistance for low and moderate income households is needed outside the central city in order to increase housing opportunities in areas of the City from which they have traditionally been isolated. This is in conformance with federal housing policies which HUD is giving increasing attention to in evaluating the HUD-funded activities of cities. Also, such a strategy will help alleviate the severe "impacting" of concentrated lower income residents which occurs primarily in the central city, contributing to its lack of economic viability.

Discourage Large Concentrations of Assisted Units in Any Neighborhood. While recognizing that housing developers must be able to package housing projects of an economically feasible size, assisted family and large family housing should not be built in such large concentrations that a severe impact on existing neighborhoods will result. Implementation of such a strategy will better ease the absorption of lower income residents and housing into a neighborhood.

Allow for Use of Existing Standard Quality Housing for Lower Income Residents Throughout the City. The primary vehicle for accomplishing this is use of the Section 8 leased housing subsidies for individual units. This program allows a landlord to receive a fair market rent, which will provide for adequate maintenance, while at the same time guaranteeing that an eligible lower income tenant will not have to pay more than 25% of his or her income for rent. Obviously, more housing opportunities and less "impacting" should result. This program can also be used as a tool for upgrading the existing housing stock of absentee landlords by providing financial incentives for having standard quality housing.

Provide Needed Housing for the Handicapped. The existing low-moderate income housing stock does not adequately provide for handicapped people. Suitable housing for such people should be adapted from the existing stock or constructed. The proposed Housing Assistance Plan provides in its Goals Section for this type of housing.

Provide for Housing in the Downtown Area. One need which has been voiced concerning downtown revitalization is the need to encourage more activity in, and use of, the CBD on a 24-hour basis. There are a number of structures in the CBD not presently being used, which could be rehabilitated for use as housing. Likewise, many multiple story buildings are only utilized on the ground level, with potential for housing reuse on the upper levels remaining undeveloped. Therefore, housing resources and incentives available to the City are recommended for future use in the downtown area.

SUMMARY OF THE FIFTH YEAR APPLICATION PROCESS

The City of Fort Wayne's Fifth Year CDBG process to date has been a concerted effort of the Community Development target neighborhoods, the Community Development Subcommittee of the Mayor's Voluntary Participation Committee (MVCP) and the staff of Community Development and Planning (CD & P). The staff of CD & P also met with various civic groups, local businesses, the City Plan Commission and the general public to obtain input for the CD Plan. Needs were analyzed, policies were evaluated and a CDBG proposal was developed which addressed the information received from these meetings and contacts.

From July 1, 1978 through January 15, 1979, the target neighborhoods and the staff of CD & P had a series of approximately 40 meetings and work sessions to review neighborhood needs related to the Block Grant program. During this time frame, two of the designated seven target areas have proceeded through the comprehensive neighborhood planning process to the extent that a definite revitalization focus could be defined which would build on the past efforts of the Block Grant program.

Although only two of the seven target neighborhoods completed the comprehensive neighborhood planning process, CD & P staff worked with all target areas and any other neighborhoods requesting assistance in Community Development planning. These neighborhood meetings were conducted to evaluate problems facing the neighborhood, to introduce these neighborhood groups to the planning process, and to explain to the neighborhood groups the eligibility criteria for CDBG funding.

On October 16, 1978, the Community Development Committee conducted a public hearing in the City-County Building to present the Performance Report on past CDBG expenditures. The information gathered from this public meeting was utilized to ascertain how effectively and efficiently past CDBG expenditures were addressing the critical needs identified.

The Community Development Committee conducted two public hearings with the first hearing being held in two sessions in order to receive suggestions from the community at the beginning of the application planning process. The first session was November 16, 1978, at the Main Branch of the Public Library, and the second session was held November 20, 1978, at Bunche Elementary School. Eight neighborhoods made their requests at these two sessions.

Following these two sessions, the Community Development Committee, whose membership is representative of the City and the target neighborhoods, initiated its review. First, the Community Development Committee participated in updating and reconsidering the policy upon which to base a recommendation for the CDBG program budget. This exercise was conducted to provide a framework through which the committee assessed individually requested projects for CDBG funding. Each request for CDBG funding was evaluated for its eligibility for CDBG funding in accordance with program criteria and how it fulfilled the policy guidelines adopted by the committee last year. Those guidelines were then updated and revised in order to help make final budget recommendations.

The CD Committee met nine times prior to recommending a CDBG Budget. The committee reviewed, in detail, proposed housing programs funded through Neighborhood Care, Inc., the Redevelopment Commission's request for Downtown, the Metropolitan Human Relations Commission's proposal for a Fair Housing Program, Nebraska's and LaRez's request for additional CDBG monies, and the staff requests for administration and planning funding.

Finally, the most difficult task of the Community Development Committee was in developing a budget. This required the committee to reduce the requested funding from \$3,507,990 to \$2,739,000, which includes the anticipated \$100,000 annual income received from repayment from outstanding rehabilitation loans. Eligibility criteria for CDBG expenditures and the previously adopted policy guidelines by the CD committee were the most important tools utilized in determining whether a request would be considered to be placed in the recommended budget.

The Community Development Committee held a second public hearing on January 24, 1979 to receive comment on the proposed recommended budget. Immediately, after the second public hearing, the CD committee met and approved their one and three year program recommendations and forwarded it to the Mayor for his consideration, prior to submission of the proposed application to City Council. Thus, this CDBG application is the culmination of many hours of analysis, review and suggestions from the community, the citizen's committee, CD & P staff, the Plan Commission and the Mayor.

RECOMMENDED

FIFTH YEAR CDBG PROGRAM BUDGET
July 1, 1979 to June 30, 1980

	<u>CD Funds</u>	<u>% of Orig. Request</u>	<u>Other Sources</u>
<u>Neighborhood Rehabilitation</u>			
- Capital Improvements (7 neighborhoods at \$100,000 each plus technical service cost)	\$ 735,000	100%	
- Housing Improvements			
Acquisition	\$ 46,000	33%	Revenue Sharing
Code enforcement	40,000	100%	
Clearance, demolition	15,000	100%	
Direct rehabilitation	45,000	100%	
Rehab. loans & grants	780,000	98%	100,000 Program Income
Rehab. Program Salaries	213,416	100%	
Emergency Loans	100,000	50%	Revenue Sharing
Relocation	85,000	100%	
Housing counseling (Admin.)			(HUD Counseling Grant)
Environmental Services	63,100	100%	Revenue Sharing. CETA
<u>Fair Housing Monitoring</u>	18,200	26%	CETA
<u>Planning and Management</u>	124,500	95%	Civil City
Salaries			
Housing Condition Survey			
<u>Administration</u>	339,798	89%	Civil City
Salaries			
Overhead			
<u>Contingencies (5.1%)</u>	133,986	67%	
Capital Improvements			
Housing Activities			
Fair Housing			
Planning & Management			
Match for EDA Grant (\$16,415)			
Administration			
GRAND TOTAL	\$2,739,000		

PROPOSED THREE YEAR CDBG PROGRAM BUDGET

The regulations for the CDBG program have been revised in the last year and now require a three year budget in the application. The purpose of the three year budget is to give the program some direction beyond the current budget year. This three year budget is only a guidance tool and may be revised in future years to reflect changing conditions or opportunities.

PROPOSED THREE YEAR BUDGET

Neighborhood Rehabilitation

Capital Improvements	\$2,290,000
Housing Improvements	4,285,000
Acquisition	
Code Enforcement	
Clearance, Demolition	
Direct Rehabilitation	
Rehabilitation Loans & Grants	
Relocation	
Emergency Loans	
Relocation	
Environmental Services	
Housing Counseling (included under Administration)	

Downtown Improvements

Semi-mall and facade program	200,000
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<u>Fair Housing Monitoring</u>	58,000
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<u>Planning and Management</u>	380,000
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<u>Administration</u>	1,110,000
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<u>Contingencies</u>	<u>418,000</u>
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GRAND TOTAL	\$8,747,000
Program Resources	8,747,000
Program Income	500,000
CDBG Target amount	\$8,247,000

DESCRIPTION OF PROPOSED ACTIVITIES

Neighborhood Rehabilitation

Capital improvements. Recommend continued installation or construction of curbs, sidewalks, street lighting, special design projects and other appropriate public improvements in concentrated impact areas located within each target neighborhood. Capital improvements in impact areas would be intended to improve visual conditions and safety, encourage investment in housing improvements, build on strong neighborhood resources and increase confidence in neighborhood viability.

Housing improvements. Housing code inspections and enforcement would be targeted within a rehabilitation area to assist and encourage housing improvements by both owner-occupants and landlords. Direct low-interest rehabilitation loans or grants would be made to homeowners within the target areas who desired financial assistance in making needed improvements. Direct rehabilitation would be used on structures which are acquired because they are vacant or no other feasible improvement alternative exists for occupied structures. Houses which are dilapidated beyond feasible repair will be demolished, through use of housing code enforcement. Relocation assistance would be provided to those whose property is acquired for extensive rehabilitation or demolition.

Acquisition. Funding would be used to acquire properties for re-use as neighborhood facilities, for direct rehabilitation and for urban homesteading (which allows lower income households to acquire their own homes at minimal cost on the agreement that they live in them and restore them to good condition).

Environmental Services. This activity concentrates on ridding target neighborhoods of long-standing trashy conditions, abandoned demolition materials, overgrown vacant properties and performing other visual beautification projects. Teams of CETA-paid youth are used in each target neighborhood for this program during the summer months. A special program to paint, free of charge, the exteriors of the homes of those financially or physically unable to do so would be continued, using block grant funding for paint and materials and for CETA labor.

Emergency Loans. This fund would provide for low-interest housing rehabilitation loans to homeowners with critical defects of an emergency nature. Although the financial assistance would only be triggered by an emergency situation, it is particularly important that it be available in order to arrest the isolated occurrences of blight that could easily spread to larger portions of neighborhoods outside the target areas. Assistance would include, if the owner desired, improvements beyond the defects which made it an emergency situation (i.e. major roof, heating system, electrical wiring, plumbing, or other critical structure problems).

Housing Counseling. This fund will assist homeowners in understanding the responsibilities of home ownership and assist in budgeting to meet the financial responsibility of homeownership. Guidance in the techniques of proper housing maintenance will also be given.

Downtown Improvements. CDBG funding would be used with other monies for the construction of the semi-mall along Wayne and Calhoun Streets. This project is an integral part of the overall downtown revitalization plan. However, the major thrust of the CDBG program is the preservation of low and moderate income neighborhoods. Because of a less than two percent increase in the 5th year Community Development Entitlement, it is doubtful that a major commitment could be made in the proposed fifth year CDBG budget for downtown improvements without diluting the effectiveness of neighborhood revitalization programs that have had previous CDBG investment. CDBG monies are recommended for downtown improvements in the last two years of the three year program. This money should be used to attract other public or private monies to assist in revitalization of the downtown area.

Fair Housing Monitoring and Assistance. Activity in this area is not only desirable from a housing opportunity, housing marketing, and neighborhood stability viewpoint, but is also a requirement of the CDBG program in that the City must certify to HUD that it is actively promoting and upholding fair housing practices in the area. Program activities in this area are handled by the Human Relations Commission because they are empowered to do so by local ordinance. Activities would include monitoring of housing practices, investigations of complaints, counseling of potential victims of questionable practice and the taking of legal recourse, if warranted.

PLANNING AND MANAGEMENT

Neighborhood Planning. Using a staff team approach, City staff and neighborhood residents have examined present conditions and trends, identified problems and desired goals in developing a comprehensive neighborhood plan for two of the seven target areas. These comprehensive neighborhood plans will be printed, distributed and presented to the City Plan Commission and City Council. Plans for the remaining five target neighborhoods will be completed prior to staff working with non-target neighborhoods in developing plans. Additionally, ongoing neighborhood project planning is provided by CD & P staff to areas needing such assistance.

Neighborhood Analysis. Prior to conducting neighborhood planning activities in any non-target neighborhoods, a City-wide neighborhood analysis will be prepared. This document would analyze characteristics of various portions of the City, divide the City into neighborhoods or sub areas and indicate the major trends, problems and strengths present in each area. The analysis would then be used to set future neighborhood planning activities and developing future Community Development strategies or programs.

Community Development planning: This activity involves the preparation of the Community Development Plan which is submitted to HUD, the CDBG application, the Housing Assistance Plan, working with neighborhoods to do the detailed planning of improvements and working with other citizen's groups.

Housing Condition Survey. This activity involves an external survey of housing conditions to indicate which areas in the city have a good housing stock, a housing stock that is beginning to deteriorate, or a housing stock which needs a stimulus to regenerate itself. From this data, strategies can be devised to upgrade or stabilize the existing housing stock. This housing information is vital for the completion of a Housing Assistance Plan which is part of the CDBG application.

PROGRAM ADMINISTRATION

Administrative. Involves general administration of program activities, record keeping, accounting, general supervision of the construction process, program monitoring and evaluation.

Overhead. This item includes the costs the City must pay for Social Security, PERF, insurance, unemployment compensation and materials.

Contingencies. Aside from matching funds which must be allocated in order to receive the City's economic planning grant, all items in this category represent possible cost overruns that could result from the above budgeted projects or activities.

PROPOSALS RECEIVED FOR COMMUNITY DEVELOPMENT
BLOCK GRANT FUNDING - FIFTH YEAR

<u>Project Description</u>	<u>Total funding</u>	<u>Recommendation</u>	
		<u>Partial funding</u>	<u>No funding</u>
<u>Nebraska</u>			
a. Capital improvements - lighting, curbs, and sidewalks	+		
b. Housing improvements	Included	under Neighborhood	Care
c. Neighborhood Center improvements - pave parking lot, additional space for expansion			+
d. Staff position			+
<u>Northwest Central</u>			
a. Capital improvements	+		
b. Housing improvements	Included	under Neighborhood	Care
<u>East Side</u>			
a. Capital improvements			+
b. Housing improvements	Included	under Neighborhood	Care
<u>West Central</u>			
a. Capital improvements - curbs, sidewalks, & street lights	+		
b. Housing improvements	Included	under Neighborhood	Care
<u>Hanna-Creighton</u>			
a. Capital improvements	+		
b. Housing improvements	Included	under Neighborhood	Care
<u>East Central</u>			
a. Capital improvements - curbs, sidewalks, & street lights	+		
b. Housing improvements	Included	under Neighborhood	Care
<u>LaRez</u>			
a. Capital improvements	+		
b. Housing improvements	Included	under Neighborhood	Care
c. Staff positions for neighborhood association			+
d. Funds for direct housing to neighborhood association			+
<u>Oxford</u>			
a. Capital improvements - sidewalks, and street lights	+		
b. Housing improvements	Included	under Neighborhood	Care
<u>Metropolitan Human Relations Commission</u>			
a. Fair Housing counseling		+	

PROPOSALS RECEIVED FOR COMMUNITY DEVELOPMENT
BLOCK GRANT FUNDING - FIFTH YEAR

Project Description
Total funding
Recommendation
Partial funding
No funding

Downtown Improvements

a. Semi-mall continuation -
Wayne and Calhoun Streets

+

b. Commercial facade res-
toration grant

+

Neighborhood Care - Housing Improvements

a. Acquisition

+

b. Code Enforcement

+

c. Clearance, demolition

+

d. Direct rehabilitation

+

e. Rehabilitation loans & grants

+

f. Rehabilitation program salaries

+

g. Emergency loans

+

h. Relocation

+

i. Housing counseling

Included under Administration

j. Environmental services

+

Planning and Management

+

Administration

+

EXPLANATION OF ACTIVITIES NOT SELECTED FOR FUNDING

Ineligible Suggested Activities

Social Services. Proposed social service activities were determined from CD regulations to be ineligible for three reasons. First, sponsors could not show that other Federal assistance had been applied for and denied. Secondly, some activities did not meet HUD regulations pertaining to service population. Additionally, all service activities must be shown as necessary in order to assure success of physical development activities. The staff position requested for Nebraska was declared ineligible because there was no reason to believe that the staff would be carrying out or administrating CDBG activities. Thirdly, it was not documented that other federal funds for the position were unavailable and the service proposed was not determined as necessary for the implementation of block grant activities. Finally, at the time this proposed budget was being considered by the CD committee, the administrative portion of the budget accounted for nearly 20% of the total CDBG budget. HUD allows for a maximum of 20% of CDBG to be used for administration. Any additional staff to provide social services, even if the social service was an eligible activity, would have resulted in an administrative budget exceeding 20%.

Eligible Suggested Activities

Social Services. Eligible social service activities were not independently funded if it was determined that local government agencies could provide the service by extending or otherwise expanding their programs or if it was reasonable that costs could be absorbed by the target neighborhood from their CD allocation. The request from LaRez asking for CDBG funds for partial replacement of CETA funded neighborhood staff to assist in citizen participation was felt to be a duplication of services which are presently offered by the City. Thus, it would be difficult to prove the required increase in service level prior to funding. LaRez was encouraged to use their present CDBG monies which they receive for mailing and printing costs if they felt this staff position would be more effective in providing citizen participation.

Additional Target Neighborhood Designation. Neighborhoods that have not been in the CD Program and requested funding as comprehensive neighborhood revitalization areas (such as Hoagland-Masterson, and East Side Neighborhood) were not included in the program for three reasons. First, effective program implementation requires that comprehensive neighborhood plans with an improvement strategy be prepared to determine needs and direction so that appropriate resources and programs can be made available. Otherwise, ineffective, inappropriate, or non-complimentary actions can be taken and limited resources can be wasted. Instead of full funding, CD & P staff, along with the residents, will prepare a comprehensive neighborhood plan for areas including those neighborhoods. Depending on the outcome of the planning process, full program funding can be considered in a future year to assist in implementing portions of the neighborhood plan. Secondly, the CDBG Entitlement might not be sufficient to meet the already identified needs in existing target neighborhoods, once these plans are completed and analyzed together. Thirdly, HUD recently came out with program guidelines advising that CDBG expenditures should be at a sufficient level in target areas to warrant completion of the task in a seven year time frame. Because of a limited budget, the addition of other areas at this time would seriously affect the ability of the program to meet this time frame, would weaken the program elsewhere, and would jeopardize the investment or progress already made.

Downtown Improvements. One proposal for the Central Business District was not recommended for funding. Before HUD would approve the proposed facade grant program as eligible for CDBG funding, it must be shown how this program, as an economic development activity, will substantially benefit low and moderate income families. Also, the limited amount of funding for this program year and the commitment that the City has made to complete activities in the seven target areas in a seven year period does not allow for new activities, much less the immediate continuation of the semi-mall funding. However, limited fiscal resources for the semi-mall have been recommended for the three year CDBG program.

DRAFT

OMB Approval No. 29-R0218

FEDERAL ASSISTANCE		2. APPLICANT'S APPLICATION	a. NUMBER	3. STATE APPLICATION IDENTIFIER	a. NUMBER
1. TYPE OF ACTION <input type="checkbox"/> PREAPPLICATION <input checked="" type="checkbox"/> APPLICATION (Mark appropriate box) <input type="checkbox"/> NOTIFICATION OF INTENT (Opt.) <input type="checkbox"/> REPORT OF FEDERAL ACTION		b. DATE 19 79 3 1	b. DATE Year month day 19 79 3 1		b. DATE ASSIGNED 19
4. LEGAL APPLICANT/RECIPIENT			5. FEDERAL EMPLOYER IDENTIFICATION NO.		
a. Applicant Name : City of Fort Wayne, Indiana b. Organization Unit : Dept. of Comm. Dev. and Planning c. Street/P.O. Box : 800 City-County Bldg., One Main St. d. City : Fort Wayne e. State : Indiana f. Contact Person (Name & telephone No.) : R. Steven Hill (219) 423-7708			35-600-1029 6. PRO-GRAM (From Federal Catalog) a. NUMBER : 114 2 18 b. TITLE : Community Development Block Grant Program (entitlement)		
7. TITLE AND DESCRIPTION OF APPLICANT'S PROJECT			8. TYPE OF APPLICANT/RECIPIENT		
Rehabilitate central city neighborhoods using capital, housing, & environmental improvements & property acquisition. Provide spot housing improvements where critically needed outside target neighborhoods. Assist with revitalization improvements in the CBD. Continue comprehensive neighborhood planning activities. Plan & administer program elements.			H-Community Action Agency I-Higher Educational Institution J-Indian Tribe K-Other (Specify): Enter appropriate letter <input type="checkbox"/> E		
10. AREA OF PROJECT IMPACT (Names of cities, counties, States, etc.)			11. ESTIMATED NUMBER OF PERSONS BENEFITING		
City of Fort Wayne			28,000		
13. PROPOSED FUNDING		14. CONGRESSIONAL DISTRICTS OF:		15. TYPE OF ASSISTANCE	
a. FEDERAL \$ 2,639,000.00 b. APPLICANT c. STATE d. LOCAL e. OTHER f. TOTAL \$ 2,639,000.00		a. APPLICANT : Indiana 4th 16. PROJECT START DATE : 19 79 8 7 17. PROJECT DURATION : 18 Months 18. ESTIMATED DATE TO BE SUBMITTED TO FEDERAL AGENCY : 19 79 4 16		A-State B-Incumbent C-Substate D-County E-City F-School District G-Special Purpose District H-Insurance I-Supplemental Grant J-Other K-Loan L-New M-Revision N-Continuation Enter appropriate letter <input type="checkbox"/> A	
20. FEDERAL AGENCY TO RECEIVE REQUEST (Name, City, State, ZIP code)			21. REMARKS ADDED		
Dept. of Housing & Urban Development, Indianapolis, IN 46204 THE APPLICANT CERTIFIES THAT:			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No a. To the best of my knowledge and belief, data in this preapplication/application are true and correct, the document has been duly authorized by the governing body of the applicant and the applicant will comply with the attached assurances if the assistance is approved. b. If required by DMB Circular A-95 this application was submitted, pursuant to its instructions therein, to appropriate clearinghouses and all responses are attached: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No c. State Planning Services Agency d. NE Indiana Regional Coordinating Council		
23. CERTIFYING REPRESENTATIVE		a. TYPED NAME AND TITLE		b. SIGNATURE	
		Robert E. Armstrong Mayor			
24. AGENCY NAME			c. DATE SIGNED		
			19 79 3 1		
26. ORGANIZATIONAL UNIT			27. ADMINISTRATIVE OFFICE		
29. ADDRESS			28. FEDERAL APPLICATION IDENTIFICATION		
31. ACTION TAKEN			30. FEDERAL GRANT IDENTIFICATION		
a. AWARDED <input type="checkbox"/> b. REJECTED <input type="checkbox"/> c. RETURNED FOR DEFERMENT <input type="checkbox"/> d. DEFERRED <input type="checkbox"/> e. WITHDRAWN			32. FUNDING a. FEDERAL \$.00 b. APPLICANT .00 c. STATE .00 d. LOCAL .00 e. OTHER .00 f. TOTAL \$.00		
33. ACTION DATE			34. STARTING DATE		
19 79 3 1			19 79 3 1		
35. CONTACT FOR ADDITIONAL INFORMATION (Name and telephone number)			36. ENDING DATE		
			19 79 3 1		
38. FEDERAL AGENCY A-95 ACTION			37. REMARKS ADDED		
a. In taking above action, any comments received from clearinghouses were considered. If agency response is due under provisions of Part 1, OMB Circular A-95, it has been or is being made.			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No b. FEDERAL AGENCY A-95 OFFICIAL (Name and telephone no.)		

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ANNUAL COMMUNITY DEVELOPMENT PROGRAM		1. NAME OF APPLICANT <u>City of Fort Wayne, Indiana</u> 2. APPLICATION/GRANT NUMBER <u>B-79-MC-18-0003</u>	
PROJECT SUMMARY 3. PERIOD OF APPLICABILITY			
FROM <u>July 1, 1979</u>	TO <u>June 30, 1980</u>	4. <input checked="" type="checkbox"/> ORIGINAL (each year) <input type="checkbox"/> REVISION, DATED _____ <input type="checkbox"/> AMENDMENT, DATED _____	
5. NAME OF PROJECT <u>Oxford Neighborhood Strategy Area</u>		6. PROJECT NUMBER <u>0/7982</u>	7. ENVIRONMENTAL REVIEW STATUS <u>under review</u>
8. ENTITY WITH RESPONSIBILITY FOR CARRYING OUT THE PROJECT <u>Department of Community Development & Planning</u>		9. TELEPHONE NUMBER <u>219/423/7708</u>	
10. DESCRIPTION OF PROJECT <u>nature and purpose of project</u> <u>component activities</u> <u>timing and coordination of activities</u> <u>area to be served by project</u> <div style="float: right; margin-top: -40px; margin-right: 20px;"> described on pp. 20-21 and 56-58 of the Community Development Plan </div>			
<input checked="" type="checkbox"/> Check if continued on additional page(s) and attach.			
11. CENSUS TRACT(S)/ENUMERATION DISTRICT(S) <u>Tracts 27, 28, 30</u>			
12. ANTICIPATED ACCOMPLISHMENTS * Reconstruction and rehabilitation of curbs, sidewalks, and street lighting as needed in the northwest portion of the neighborhood by 9/80. Concentrated inspection of homes in the above described area by 10/80. Substantial rehabilitation of 15-25 dwelling units by 12/80. Acquisition of 1-5 properties for demolition, direct rehabilitation, or home- steading by 10/80. <div style="text-align: right; margin-top: 10px;"> <input checked="" type="checkbox"/> Check if continued on additional page(s) and attach. </div>			
13. CDBG COMPONENT ACTIVITIES * (List component activities using names of activities shown in Part A, COST SUMMARY, Form HUD-7067.)		PROGRAM YEAR FUNDS (in thousands of \$)	
	CDBG	OTHER	
	LOW/MOD BENEFIT	OTHER BENEFIT	AMOUNT SOURCE
(a)	(b)	(c)	(d) (e)
Acquisition of real property	\$ 6,571	\$	\$ 5,714 Revenue Sharing** (Fed.)
Street improvements	105,000		
Neighborhood environmental action	6,157		14,286 Revenue Sharing** (Fed.)
Clearance activities	2,143		
Relocation payments & assistance	12,143		
Rehabilitation of public residen- tial structures	6,429		
Rehabilitation of private properties	144,774		
14. Totals	\$	\$	\$
15. Total Costs To Be Paid With Community Development Block Grant Funds (Sum of Columns b and c) \$			

*Replaces Form HUD-7015.1, which is Obsolete

Page 1 of 2 pages

HUD-7066 (6-78)

**This is an approximate projection based on an even distribution of program funding between the seven NSA's. Actual performance from one NSA to another may not prove to be even.

** Requested and under review.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ANNUAL COMMUNITY DEVELOPMENT PROGRAM		1. NAME OF APPLICANT <u>City of Fort Wayne, Indiana</u>	
PROJECT SUMMARY		2. APPLICATION/GRANT NUMBER <u>B-79-MC-18-0003</u>	
3. PERIOD OF APPLICABILITY			
FROM <u>July 1, 1979</u>	TO <u>June 30, 1980</u>	4. <input checked="" type="checkbox"/> ORIGINAL (each year) <input type="checkbox"/> REVISION, DATED _____ <input type="checkbox"/> AMENDMENT, DATED _____	
5. NAME OF PROJECT <u>Hanna-Creighton Neighborhood Strategy Area</u>		6. PROJECT NUMBER <u>HC/7982</u>	7. ENVIRONMENTAL REVIEW STATUS <u>under review</u>
8. ENTITY WITH RESPONSIBILITY FOR CARRYING OUT THE PROJECT <u>Department of Community Development & Planning</u>		9. TELEPHONE NUMBER <u>219/423/7708</u>	
10. DESCRIPTION OF PROJECT <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <u>nature and purpose of project</u> <u>component activities</u> <u>timing and coordination of activities</u> <u>area to be served by project</u> </div> <div style="width: 50%; text-align: right;"> described on pp. 21-22 and 59-61 of the Community Development Plan </div> </div>			
<input checked="" type="checkbox"/> Check if continued on additional page(s) and attach.			
11. CENSUS TRACT(S)/ENUMERATION DISTRICT(S) <u>Tracts 16, 17</u>			
12. ANTICIPATED ACCOMPLISHMENTS * Reconstruction and rehabilitation of curbs, sidewalks and street lighting as needed in the southwestern portion of the neighborhood by 9/80. Concentrated inspection of homes in the above described area by 10/80. Substantial rehabilitation of 15-25 dwelling units by 12/80. Acquisition of 1-5 properties for demolition, direct rehabilitation or home-steading by 10/80.			
<input checked="" type="checkbox"/> Check if continued on additional page(s) and attach.			
13. CDBG COMPONENT ACTIVITIES * <small>(List component activities using names of activities shown in Part A, COST SUMMARY, Form HUD-7067.)</small>		PROGRAM YEAR FUNDS (in thousands of \$)	
	CDBG	OTHER	
	LOW/MOD BENEFIT	OTHER BENEFIT	AMOUNT SOURCE
(a)	(b)	(c)	(d) (e)
Acquisition of real property	\$ 6,571	\$	\$ 5,714 Revenue Sharing** (Fed.)
Street improvements	105,000		125,000 Revenue Sharing** (Fed.)
Neighborhood environmental action	6,157		14,286 Revenue Sharing** (Fed.)
Clearance activities	2,143		
Relocation payments & assistance	12,143		
Rehabilitation of public residen- tial structures	6,429		
Rehabilitation of private properties	144,774		
14. Totals	\$	\$	\$
15. Total Costs To Be Paid With Community Development Block Grant Funds (Sum of Columns b and c) \$			

Replaces Form HUD-7015.1, which is Obsolete

Page 1 of 2 pages

HUD-7066 (6-79)

*This is an approximate projection based on an even distribution of program funding between the seven NSA's. Actual performance from one NSA to another may not prove to be even.

**Requested and under review.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ANNUAL COMMUNITY DEVELOPMENT PROGRAM		1. NAME OF APPLICANT City of Port Wayne, Indiana	
PROJECT SUMMARY		2. APPLICATION/GRANT NUMBER B-79-MC-18-0003	
3. PERIOD OF APPLICABILITY		4. <input checked="" type="checkbox"/> ORIGINAL (each year) <input type="checkbox"/> REVISION, DATED _____ <input type="checkbox"/> AMENDMENT, DATED _____	
FROM July 1, 1979	TO June 30, 1980		
5. NAME OF PROJECT East Central Neighborhood Strategy Area		6. PROJECT NUMBER EC/7982	7. ENVIRONMENTAL REVIEW STATUS under review
8. ENTITY WITH RESPONSIBILITY FOR CARRYING OUT THE PROJECT Department of Community Development and Planning		9. TELEPHONE NUMBER 219/423/7708	
10. DESCRIPTION OF PROJECT <u>nature and purpose of project</u> <u>component activities</u> <u>timing and coordination of activities</u> <u>area to be served by project</u> <div style="float: right; margin-top: -40px; margin-right: 20px;"> described on pp. 22 and 62-64 of the Community Development Plan </div>			
<input checked="" type="checkbox"/> Check if continued on additional page(s) and attach.			
11. CENSUS TRACT(S)/ENUMERATION DISTRICT(S) Tracts 13, 14			
12. ANTICIPATED ACCOMPLISHMENTS * Reconstruction and rehabilitation of curbs, sidewalks and street lighting as needed in the southeastern portion of the neighborhood by 9/80. Concentrated inspection of homes in the above described area by 10/80. Substantial rehabilitation of 15-25 dwelling units by 12/80. Acquisition of 1-5 properties for demolition, direct rehabilitation or home-steading by 10/80. <div style="text-align: right; margin-top: 10px;"> <input checked="" type="checkbox"/> Check if continued on additional page(s) and attach. </div>			
13. CDBG COMPONENT ACTIVITIES * (List component activities using names of activities shown in Part A, COST SUMMARY, Form HUD-7067.)			
PROGRAM YEAR FUNDS (in thousands of \$)			
	CDBG		OTHER
	LOW/MOD BENEFIT	OTHER BENEFIT	AMOUNT SOURCE
(a)	(b)	(c)	(d)
(e)			
Acquisition of real property	\$ 6,571	\$	\$ 5,714 Revenue Sharing** (Fed.)
Street improvements	105,000		
Neighborhood environmental action	6,157		14,286 Revenue Sharing** (Fed.)
Clearance activities	2,143		
Relocation payments & assistance	12,143		
Rehabilitation of public residential structures	6,429		
Rehabilitation of private properties	144,774		
14. Totals	\$	\$	\$
15. Total Costs To Be Paid With Community Development Block Grant Funds (Sum of Columns b and c) \$			

Replaces Form HUD-7015.1, which is Obsolete

Page 1 of 2 pages

HUD-7066 (6-78)

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**Requested and under review.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ANNUAL COMMUNITY DEVELOPMENT PROGRAM		1. NAME OF APPLICANT City of Fort Wayne, Indiana	
PROJECT SUMMARY		2. APPLICATION/GRANT NUMBER B-79-MC-18-0003	
3. PERIOD OF APPLICABILITY			
FROM July 1, 1979	TO June 30, 1980	4. <input checked="" type="checkbox"/> ORIGINAL (each year) <input type="checkbox"/> REVISION, DATED _____ <input type="checkbox"/> AMENDMENT, DATED _____	
5. NAME OF PROJECT LaRez Neighborhood Strategy Area		6. PROJECT NUMBER L/7982	7. ENVIRONMENTAL REVIEW STATUS under review
8. ENTITY WITH RESPONSIBILITY FOR CARRYING OUT THE PROJECT Department of Community Development and Planning		9. TELEPHONE NUMBER 219/423/7708	
10. DESCRIPTION OF PROJECT <u>nature and purpose of project</u> <u>component activities</u> <u>timing and coordination of activities</u> <u>area to be served by project</u>			
described on pp. 22-23 and 64-66 of the Community Development Plan			
<input checked="" type="checkbox"/> Check if continued on additional page(s) and attach.			
11. CENSUS TRACT(S)/ENUMERATION DISTRICT(S) Tracts 18, 27			
12. ANTICIPATED ACCOMPLISHMENTS * Reconstruction and rehabilitation of curbs, sidewalks, and street lighting as needed in the eastern section of the neighborhood by 9/80. Concentrated inspection of homes in the above described area by 10/80. Substantial rehabilitation of 15-25 dwelling units by 12/80. Acquisition of 1-5 properties for demolition, direct rehabilitation or home- standing by 10/80.			
<input checked="" type="checkbox"/> Check if continued on additional page(s) and attach.			
13. CDBG COMPONENT ACTIVITIES * (List component activities using names of activities shown in Part A, COST SUMMARY, Form HUD-7067.)		PROGRAM YEAR FUNDS (in thousands of \$)	
	CDBG	OTHER	
	LOW/MOD BENEFIT	OTHER BENEFIT	AMOUNT SOURCE
(a)	(b)	(c)	(d) (e)
Acquisition of real property	\$ 6,571	\$	\$ 5,714 Revenue Sharing (Fed.)
Street improvements	105,000		
Neighborhood environmental action	6,157		14,286 Revenue Sharing (Fed.)
Clearance activities	2,143		
Relocation payments & assistance	12,143		
Rehabilitation of public residen- tial structures	6,429		
Rehabilitation of private properties	144,774		
14. Totals	\$	\$	\$
15. Total Costs To Be Paid With Community Development Block Grant Funds (Sum of Columns b and c) \$			

Replaces Form HUD-7015.1, which is Obsolete

Page 1 of 2 pages

HUD-7066 (6-78)

*This is an approximate projection based on an even distribution of program funding between the seven NSAs. Actual performance from one NSA to another may not prove to be even.

**Requested and under review.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ANNUAL COMMUNITY DEVELOPMENT PROGRAM		1. NAME OF APPLICANT City of Fort Wayne, Indiana	
PROJECT SUMMARY		2. APPLICATION/GRANT NUMBER B-79-MC-18-0003	
3. PERIOD OF APPLICABILITY			
FROM July 1, 1970		TO June 30, 1980	
		4. <input checked="" type="checkbox"/> ORIGINAL (each year) <input type="checkbox"/> REVISION, DATED _____ <input type="checkbox"/> AMENDMENT, DATED _____	
5. NAME OF PROJECT LaRez Neighborhood Strategy Area		6. PROJECT NUMBER L/7982	7. ENVIRONMENTAL REVIEW STATUS under review
8. ENTITY WITH RESPONSIBILITY FOR CARRYING OUT THE PROJECT Department of Community Development and Planning		9. TELEPHONE NUMBER 219/423/7708	
10. DESCRIPTION OF PROJECT			
<p style="text-align: center;"><input type="checkbox"/> Check if continued on additional page(s) and attach.</p>			
11. CENSUS TRACT(S)/ENUMERATION DISTRICT(S)			
12. ANTICIPATED ACCOMPLISHMENTS			
<p>Clearance of approximately one property which is not suitable for rehabilitation by 10/80.</p> <p>Relocation of approximately one household, if necessary, by 10/80.</p> <p>Removal of major debris, environmental blight between 6/80 and 9/80.</p> <p>Provide materials for painting 15-20 homes occupied by low income owners between 6/80 and 9/80.</p> <p style="text-align: center;"><input type="checkbox"/> Check if continued on additional page(s) and attach.</p>			
13. CDBG COMPONENT ACTIVITIES (List component activities using names of activities shown in Part A, COST SUMMARY, Form HUD-7067.)		PROGRAM YEAR FUNDS (in thousands of \$)	
	CDBG	OTHER	
	LOW/MOD BENEFIT	OTHER BENEFIT	SOURCE
(a)	(b)	(c)	(d)
Code enforcement	\$ 5,714	\$	
14. Totals	\$288,931	\$	\$ 20,000
15. Total Costs To Be Paid With Community Development Block Grant Funds (Sum of Columns b and c)		\$ 288,931	

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ANNUAL COMMUNITY DEVELOPMENT PROGRAM		1. NAME OF APPLICANT City of Fort Wayne, Indiana	
PROJECT SUMMARY		2. APPLICATION/GRANT NUMBER B-79-MC-18-0003	
3. PERIOD OF APPLICABILITY		4. <input checked="" type="checkbox"/> ORIGINAL (each year) <input type="checkbox"/> REVISION, DATED _____ <input type="checkbox"/> AMENDMENT, DATED _____	
FROM July 1, 1979	TO June 30, 1980		
5. NAME OF PROJECT West Central Neighborhood Strategy Area		6. PROJECT NUMBER WC/7982	7. ENVIRONMENTAL REVIEW STATUS under review
8. ENTITY WITH RESPONSIBILITY FOR CARRYING OUT THE PROJECT Department of Community Development and Planning		9. TELEPHONE NUMBER 219/423/7708	
10. DESCRIPTION OF PROJECT			
<p><u>nature and purpose of project</u> <u>component activities</u> <u>timing and coordination of activities</u> <u>area to be served by project</u></p> <p style="text-align: right;">described on pp. 24 and 66-68 of the Community Development Plan</p> <p style="text-align: center;"><input checked="" type="checkbox"/> Check if continued on additional page(s) and attach.</p>			
11. CENSUS TRACT(S)/ENUMERATION DISTRICT(S) Tracts 11, 12, 19, 21			
12. ANTICIPATED ACCOMPLISHMENTS * Reconstruction and rehabilitation of curbs and sidewalks as needed in the southwest portion and improvement of street lighting in the northwest portion by 9/80. Concentrated inspection of homes in the above described area by 10/80. Substantial rehabilitation of 15-25 dwelling units by 12/80. Acquisition of 1-5 properties for demolition, direct rehabilitation or home-steading by 10/80. <input checked="" type="checkbox"/> Check if continued on additional page(s) and attach.			
13. CDBG COMPONENT ACTIVITIES * (List component activities using names of activities shown in Part A, COST SUMMARY, Form HUD-7067.)		PROGRAM YEAR FUNDS (in thousands of \$)	
	CDBG	OTHER	
	LOW/MOD BENEFIT	OTHER BENEFIT	AMOUNT SOURCE
(a)	(b)	(c)	(d) (e)
Acquisition of real property	\$ 6,571	\$	\$ 5,714 Revenue Sharing** (Fed.)
Street improvements	105,000		
Neighborhood environmental action	6,157		14,286 Revenue Sharing** (Fed.)
Clearance activities	2,143		
Relocation payments & assistance	12,143		
Rehabilitation of public residen- tial structures	6,429		
Rehabilitation of private properties	144,774		
14. Totals	\$	\$	\$
15. Total Costs To Be Paid With Community Development Block Grant Funds (Sum of Columns b and c) \$			

Replaces Form HUD-7015.1, which is Obsolete

Page 1 of 2 pages

HUD-7066 (6-78)

*This is an approximate projection based on an even distribution of program funding between the seven NSAs. Actual performance from one NSA to another may not prove to be even.

**Requested and under review.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ANNUAL COMMUNITY DEVELOPMENT PROGRAM PROJECT SUMMARY		1. NAME OF APPLICANT City of Fort Wayne, Indiana 2. APPLICATION/GRANT NUMBER B-79-MC-18-0003	
3. PERIOD OF APPLICABILITY FROM July 1, 1979 TO June 30, 1980		4. <input checked="" type="checkbox"/> ORIGINAL (each year) <input type="checkbox"/> REVISION, DATED _____ <input type="checkbox"/> AMENDMENT, DATED _____	
5. NAME OF PROJECT Nebraska Neighborhood Strategy Area		6. PROJECT NUMBER N/7982	
8. ENTITY WITH RESPONSIBILITY FOR CARRYING OUT THE PROJECT Department of Community Development and Planning		7. ENVIRONMENTAL REVIEW STATUS under review 9. TELEPHONE NUMBER 219/423/7708	
10. DESCRIPTION OF PROJECT <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <u>nature and purpose of project</u> <u>component activities</u> <u>timing and coordination of activities</u> <u>area to be served by project</u> </div> <div style="width: 50%; text-align: right;"> described on pp. 23-24 and 68-70 of the Community Development Plan </div> </div>			
<input checked="" type="checkbox"/> Check if continued on additional page(s) and attach.			
11. CENSUS TRACT(S)/ENUMERATION DISTRICT(S) Tracts 9, 10			
12. ANTICIPATED ACCOMPLISHMENTS * Reconstruction and rehabilitation of curbs and sidewalks in the southeastern portion and improvement of street lighting in the southwest & southeast portions by 9/80. Concentrated inspection of homes in the southeastern section and spot inspections in the southwestern portion by 10/80. Substantial rehabilitation of 15-25 dwelling units by 12/80. Acquisition of 1-5 properties for demolition, direct rehabilitation of homesteading by 10/80. <input checked="" type="checkbox"/> Check if continued on additional page(s) and attach.			
13. CDBG COMPONENT ACTIVITIES * <i>(List component activities using names of activities shown in Part A, COST SUMMARY, Form HUD-7087.)</i>		PROGRAM YEAR FUNDS (in thousands of \$)	
	CDBG		OTHER
	LDW/MOD BENEFIT	OTHER BENEFIT	AMOUNT SOURCE
(a)	(b)	(c)	(d) (e)
Acquisition of real property	\$ 6,571	\$	\$ 5,714 Revenue Sharing** (Fed.)
Street improvements	105,000		
Neighborhood environmental action	6,157		14,286 Revenue Sharing** (Fed.)
Clearance activities	2,143		
Relocation payments & assistance	12,143		
Rehabilitation of public residential structures	6,429		
Rehabilitation of private properties	144,774		
14. Totals	\$	\$	\$
15. Total Costs To Be Paid With Community Development Block Grant Funds (Sum of Columns b and c) \$			

Replaces Form HUD-7015.1, which is Obsolete

Page 1 of 2 pages

HUD-7086 (6-78)

*This is an approximate projection based on an even distribution of program funding between the seven NSAs. Actual performance from one NSA to another may not prove to be even.

**Requested and under review.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ANNUAL COMMUNITY DEVELOPMENT PROGRAM		1. NAME OF APPLICANT City of Fort Wayne, Indiana	
PROJECT SUMMARY		2. APPLICATION/GRANT NUMBER B-79-MC-18-0003	
3. PERIOD OF APPLICABILITY		4. <input checked="" type="checkbox"/> ORIGINAL (each year) <input type="checkbox"/> REVISION, DATE: _____ <input type="checkbox"/> AMENDMENT, DATE: _____	
FROM July 1, 1979	TO June 30, 1980		
5. NAME OF PROJECT Northwest Central Neighborhood Area		6. PROJECT NUMBER NC/7982	7. ENVIRONMENTAL REVIEW STATUS under review
8. ENTITY WITH RESPONSIBILITY FOR CARRYING OUT THE PROJECT Department of Community Development and Planning		9. TELEPHONE NUMBER 219/423/7708	
10. DESCRIPTION OF PROJECT			
<u>nature and purpose of project</u> <u>component activities</u> <u>timing and coordination of activities</u> <u>area to be served by project</u>		described on pp. 24 and 70-72 of the Community Development Plan	
<input checked="" type="checkbox"/> Check if continued on additional page(s) and attach.			
11. CENSUS TRACT(S)/ENUMERATION DISTRICT(S) Tracts 6, 7			
12. ANTICIPATED ACCOMPLISHMENTS * Reconstruction and rehabilitation of curbs, sidewalks and lighting in the central and southern portions of the neighborhood by 9/80. Concentrated inspection of homes in the above described area by 10/80. Substantial rehabilitation of 15-25 dwelling units by 12/80. Acquisition of 1-5 properties for demolition, direct rehabilitation, or home-steading by 10/80.			
<input checked="" type="checkbox"/> Check if continued on additional page(s) and attach.			
13. CDBG COMPONENT ACTIVITIES * (List component activities using names of activities shown in Part A, COST SUMMARY, Form HUD-7067.)		PROGRAM YEAR FUNDS (in thousands of \$)	
	CDBG	OTHER	
	LOW/MOD BENEFIT	OTHER BENEFIT	AMOUNT SOURCE
(a)	(b)	(c)	(d) (e)
Acquisition of real property	\$	\$ 6,574	\$ 5,714 Revenue Sharing** (Fed.)
Street improvements		105,000	
Neighborhood environmental action		6,158	14,286 Revenue Sharing** (Fed.)
Clearance activities	2,142		
Relocation payments & assistance	12,142		
Rehabilitation of public residen- tial structures	6,426		
Rehabilitation of private properties	130,295	14,477	
14. Totals	\$	\$	\$
15. Total Costs To Be Paid With Community Development Block Grant Funds (Sum of Columns b and c) \$			

Replaces Form HUD-7015.1, which is Obsolete

Page 1 of 2 pages

HUD-7066 (6-78)

This is an approximate projection based on an even distribution of program funding between the seven NSAs. Actual performance from one NSA to another may not prove to be even.

** Requested and under review.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ANNUAL COMMUNITY DEVELOPMENT PROGRAM		1. NAME OF APPLICANT City of Fort Wayne, Indiana	
PROJECT SUMMARY		2. APPLICATION/GRANT NUMBER B-79-MC-18-0003	
3. PERIOD OF APPLICABILITY			
FROM July 1, 1979	TO June 30, 1980	4. <input checked="" type="checkbox"/> ORIGINAL (each year) <input type="checkbox"/> REVISION, DATE _____ <input type="checkbox"/> AMENDMENT, DATE _____	
5. NAME OF PROJECT Emergency Rehabilitation		Loans Outside NSA's	6. PROJECT NUMBER EL/7982
8. ENTITY WITH RESPONSIBILITY FOR CARRYING OUT THE PROJECT Department of Community Development & Planning		7. ENVIRONMENTAL REVIEW STATUS under review	
9. TELEPHONE NUMBER 219/423/7708			
10. DESCRIPTION OF PROJECT <div style="display: flex; align-items: center;"> <div style="flex: 1;"> <u>nature and purpose of project</u> <u>component activities</u> <u>timing and coordination of activities</u> <u>area to be served by project</u> </div> <div style="flex: 1; text-align: center; font-size: 2em; margin: 0 10px;"> </div> <div style="flex: 1;"> described on pp. 24-25, 30-31 and 54-55 of the Community De- velopment Plan </div> </div>			
<input checked="" type="checkbox"/> Check if continued on additional page(s) and attach.			
11. CENSUS TRACT(S)/ENUMERATION DISTRICT(S) City-wide outside neighborhood strategy areas			
12. ANTICIPATED ACCOMPLISHMENTS Correction of code deficiencies or substantial rehabilitation of 30-50 dwelling units occupied by low-moderate income homeowners by 12/80.			
<input type="checkbox"/> Check if continued on additional page(s) and attach.			
13. COBG COMPONENT ACTIVITIES (List component activities using names of activities shown in Part A, COST SUMMARY, Form HUD-7067.)		PROGRAM YEAR FUNDS (in thousands of \$)	
		COBG	
		LOW/MOD BENEFIT	OTHER BENEFIT
		AMOUNT	SOURCE
(a)	(b)	(c)	(d)
(e)			
Rehabilitation of private properties	\$100,000	\$	\$ 50,000 Revenue Sharing**
14. Totals	\$100,000	\$	\$ 50,000
15. Total Costs To Be Paid With Community Development Block Grant Funds (Sum of Columns b and c) \$ 100,000			

Replaces Form HUD-7015.1, which is Obsolete

**Requested and under review.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ANNUAL COMMUNITY DEVELOPMENT PROGRAM		1. NAME OF APPLICANT City of Fort Wayne, Indiana	
COST SUMMARY		2. APPLICATION/GRANT NUMBER B-79-MC-18-0003	
3. PERIOD OF APPLICABILITY			
FROM July 1, 1979		TO June 30, 1980	
		4. <input checked="" type="checkbox"/> ORIGINAL (each year) <input type="checkbox"/> REVISION, DATED _____ <input type="checkbox"/> AMENDMENT, DATED _____	
Line	PART A. SUMMARY OF PROGRAM ACTIVITY (Important: See instructions before classifying costs.)	AMOUNT	FOR HUD USE ONLY
1	Acquisition of Real Property	\$46,000	\$
2	Disposition		
3	Public Facilities and Improvements		
a	Senior Centers		
b	Parks, Playgrounds and Other Recreational Facilities		
c	Centers for the Handicapped		
d	Neighborhood Facilities		
e	Solid Waste Disposal Facilities		
f	Fire Protection Facilities and Equipment		
g	Parking Facilities		
h	Public Utilities, Other Than Water and Sewer Facilities		
i	Street Improvements	735,000	
j	Water and Sewer Facilities		
k	Foundations and Platforms for Air Rights Sites		
l	Pedestrian Malls and Walkways		
m	Flood and Drainage Facilities		
n	Specialty Authorized Public Facilities and Improvements (List)	43,100	
(1)	Neighborhood Environmental Action (continuation of previously approved activity)	\$ 43,100	
(2)			
(3)			
4	Clearance Activities	15,000	
5	Public Services		
6	Interim Assistance		
7	Completion of Previously Approved Urban Renewal Projects		

		AMOUNT	FOR HUD USE ONLY
8	Relocation Payments and Assistance	\$ 85,000	\$
9	Payments for Loss of Rental Income		
10	Removal of Architectural Barriers		
11	Specially Authorized Assistance to Privately Owned Utilities		
12	Rehabilitation and Preservation Activities		
a	Rehabilitation of Public Residential Structures	45,000	
b	Public Housing Modernization		
c	Rehabilitation of Private Properties	1,113,416	
d	Code Enforcement	40,000	
e	Historic Preservation		
13	Specially Authorized Economic Development Activities		
a	Acquisition for Economic Development		
b	Public Facilities and Improvements for Economic Development		
c	Commercial and Industrial Facilities		
14	Special Activities By Local Development Corporations, Etc. (List)		
a		\$	
b			
c			
d			
15	SUBTOTAL	2,122,516	
16	Planning and Urban Environmental Design (See Part B of this form.)		
a	Development of a Comprehensive Community Development Plan	81,500	
b	Development of a Policy-Planning-Management Capacity		
c	Specially Authorized Comprehensive Planning Activities	40,000	
17	General Administration (From Part C, Line 6)	360,998	
18	Contingencies and/or Local Option Activities (Not to exceed 10% of amount shown in Part D, Line 1)	133,986	
19	TOTAL PROGRAM COSTS (Sum of Lines 15 through 18)	\$ 2,739,000	\$

PART B. DESCRIPTION OF PLANNING AND URBAN ENVIRONMENTAL DESIGN COSTS

16a. Development of a Comprehensive Community Development Plan (\$75,500)

Activities in this area involve expansion and refinement of the existing Community Development Plan, development of comprehensive neighborhood plans in areas which may have Community Development needs, detailed planning for programs and activities in existing Neighborhood Strategy Areas, preparation of future applications, and gathering of data or other information enabling the preparation of the above work elements. These activities are explained further on pp. 52-53 of the Community Development Plan.

16c. Specially Authorized Comprehensive Planning Activities (\$49,000)

These activities include assistance in completing the City's Comprehensive Plan (which includes community development, housing and neighborhood revitalization strategy elements), completing the City's Neighborhood Analysis and preparation of comprehensive neighborhood plans in areas of the City which do not presently have identified Community Development needs. Further explanation of these activities can be found on pp. 53 and 55 of the Community Development Plan.

☐ Check if continued on additional page(s) and attach.

PART C. GENERAL ADMINISTRATION COSTS (See instructions for descriptions of administration activities before classifying costs below.)				AMOUNT	FOR HUD USE ONLY
Line					
1	General Management, Oversight and Coordination			\$ 313,450	\$
2	Indirect Costs (Allowable if charged pursuant to a cost allocation plan)				
3	Citizen Participation *				
4	Environmental Studies Necessary to Comply With Environmental Regulations			3,000	
5	Other (List)			44,548	
a	Fair Housing Monitoring & Assistance	\$	18,200		
b	Neighborhood Care Housing Counseling		26,348		
c					
d					
e					
6	Total General Administration Costs (Sum of Lines 1 through 5)			\$ 360,998	\$

*It is impossible to separate staff expenditures for this activity as it occurs throughout all levels of planning, administration, and evaluation.

Line	PART D. BLOCK GRANT RESOURCES FOR PROGRAM COSTS	AMOUNT	FOR HUD USE ONLY
1	Entitlement Amount	\$ 2,639,000	\$
2	Less: Repayment of Urban Renewal/NDP Loans (Attach Schedule) \$		
3	Grant Withheld for Repayment of HUD-Guaranteed Loan \$		
4	Grant Amount For Program Activities (Line 1 minus sum of Lines 2 and 3)	\$ 2,639,000	\$
5	Program Income	\$ 100,000	\$
6.	Surplus From Urban Renewal/NDP Settlement	\$	\$
7	Loan Proceeds	\$	\$
8	Reprogrammed Unobligated Funds From Prior Program Year (Attach Schedule)	\$	\$
9	TOTAL BLOCK GRANT RESOURCES FOR PROGRAM COSTS (Sum of Lines 4 thru 8)	\$ 2,739,000	\$
Line	PART E. SUMMARY OF PROGRAM BENEFIT	AMOUNT	FOR HUD USE ONLY
1	Costs Subject to Program Benefit Rules	\$ 2,122,516	\$
2	Expenditures Principally Benefitting Low- and Moderate-Income Persons	\$ 1,984,591	\$
3	Line 2 as a Percent of Line 1	93.5%	%
4	Other Expenditures	\$ 137,925	\$
5	Line 4 as a Percent of Line 1	6.5%	%

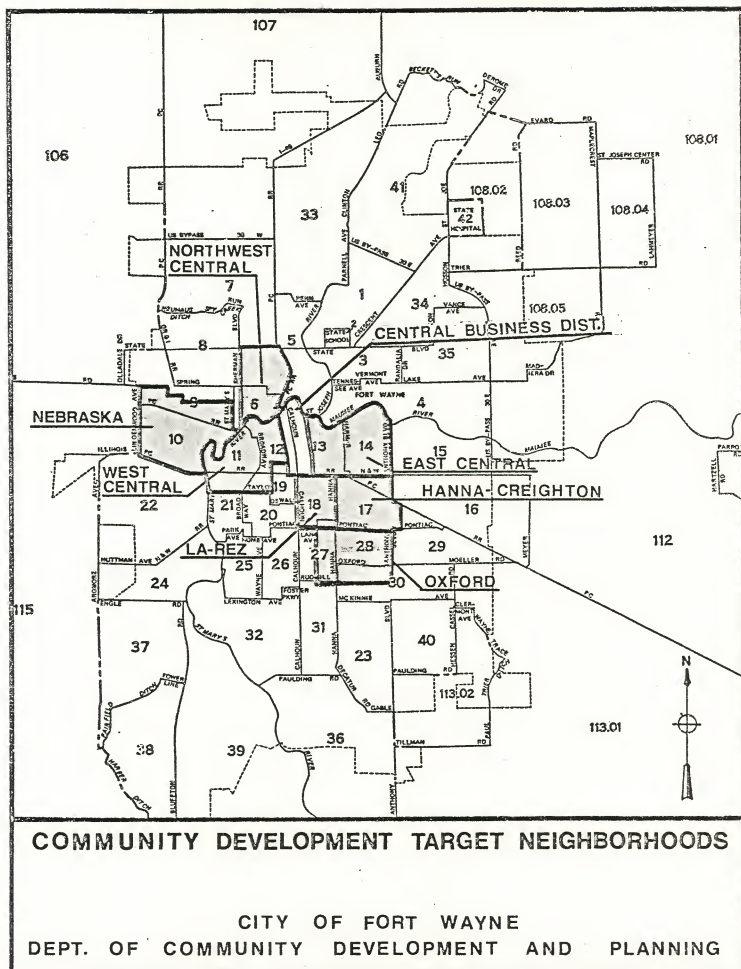


Figure 5

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
 HOUSING ASSISTANCE PLAN
 TABLE V - ANNUAL HOUSING ACTION PROGRAM
 ANNUAL GOAL

1. NAME OF APPLICANT

City of Fort Wayne, Indiana

2. APPLICATION/GRANT NUMBER

B - 7 9 - M C - 1 8 - 0 0 0 3

3. PERIOD OF APPLICABILITY

FROM

7/1/79

TO

6/30/80

4. ☒ ORIGINAL☐ REVISION, DATE _____☐ AMENDMENT, DATE _____

TYPES AND SOURCES OF HOUSING ASSISTANCE

NUMBER OF LOWER-INCOME HOUSEHOLDS TO BE ASSISTED

		TOTAL	ELDERLY (1-2 persons) AND HANDI- CAPPED ^{1/}	SMALL FAMILY (4 or less persons)	LARGE FAMILY (5 or more persons)
(a)		(b)	(c)	(d)	(e)
1	A. Total Goals for Housing Assistance for Homeowners (sum of lines 2 and 5)	263	92	89	82
2	1. New Construction Assistance for Homeowners (sum of lines 3 and 4)	51	18	17	18
3	HUD Assisted Programs	51	18	17	16
4	Other*				
5	2. Rehabilitation Assistance for Homeowners (sum of lines 6, 7 and 8)	212	74	72	66
6	Community Development Block Grants	187	65	64	58
7	HUD Assisted Programs (Section 312 loans)	25	9	9	7
8	Other*				
9	B. Total Goals for Housing Assistance for Renters (sum of lines 10, 13, 16 and 22)	341	89	208	44
10	1. Assistance for Prospective Homeowners (sum of lines 11 + 12)				
11	HUD Assisted Programs				
12	Other*				
13	2. New Rental Units (sum of lines 14 and 15)	140	37	65	18
14	HUD Assisted Programs	140	37	65	18
15	Other*				
16	3. Rehabilitation of Rental Units (sum of lines 17, 18 and 21)	101	26	62	13
17	Community Development Block Grants				
18	HUD Assisted Programs (sum of lines 19 + 20)	101	26	62	13
19	Substantial Rehabilitation	101	26	62	13
20	Section 8 Existing with Moderate Rehabilitation				
21	Other*				
22	4. Existing Rental Units (sum of lines 23 + 25)	100	26	61	13
23	HUD Assisted Programs (sum of lines 24 + 25)	100	26	61	13
24	With Repair	100	26	61	13
25	Without Repair				
26	Other*				

NARRATIVE (Attach additional sheets if necessary and identify with items above)

- Footnote units to be provided specifically for the handicapped.
- Describe the programs listed under this category.
- Describe those actions necessary to facilitate the accomplishment of the goals

Incremental Year of Submission

1 2 3

Tables I, II and IV of the Three Year HAP approved _____ are

incorporated by reference and are not contained in this (second) (third) year submission

EXPLANATION OF PRIORITIES

FOR TABLES III AND V

The priorities in the three year goals are based upon availability of program resources and are proportional to percentages arrived at in the housing needs, Table II, of the 1978 HAP.

New Rental Units

The City is seeking to obtain Section 8 funded new rentals for handicapped, elderly, small family and large family households. The established three year goals for new construction are based upon, and designed to meet, the needs of all low and moderate income persons needing housing assistance.

The City of Fort Wayne has placed special emphasis on handicapped family and large family needs because of the limited opportunities to provide housing through other programs due to a scarcity of adoptable units. The City is seeking a current three year goal of 50 Section 202 handicapped units.

Rehabilitation of Rental Units

Throughout the City's Community Development target neighborhoods, the Central Business District and pockets in the second ring, there exists structurally sound buildings that are economically and functionally obsolete. These structures can be renovated as residential units by combining the efforts of the private and public sectors. Therefore, the City's goals include requesting funding for substantial rehabilitation units for elderly, small family and large family households.

Existing Rental Units

Funding for Section 8 existing units will be requested to provide an alternate housing opportunity for those persons competing within the rental market. The three year goal includes requesting funding for 42 units for handicapped households, as well as the request for small and large family units indicated in the 79 HAP.

Rehabilitation Assistance to Homeowners

There will be a continuation of the Neighborhood Care loans and grants made available to the seven Community Development target neighborhoods and city-wide cases of emergency. The City has also requested allocation for Section 312 monies to complement it's Neighborhood Care program and will continue to use Block Grant funds for urban homesteading properties.

U.S. Department of Housing and Urban Development

Community Development Block Grant
Entitlement Grants Program
Assurances

The applicant hereby assures and certifies that:

(a) It possesses legal authority to apply for the grant, and to execute the proposed program.

(b) Its governing body has duly adopted or passed as an official act a resolution, motion or similar action authorizing the filing of the application, including all understandings and assurances contained therein, and directing and authorizing the person identified as the official representative of the applicant to act in connection with the application and to provide such additional information as may be required.

(c) It has complied with all the requirements of OMB Circular No. A-95 as modified by 24 CFR 570.310 and that either:

(1) Any comments and recommendations made by or through clearinghouses are attached and have been considered prior to submission of the application; or

(2) The required procedures have been followed and no comments or recommendations have been received.

(d) Prior to submission of its application, the applicant has:

(1) Prepared a written citizen participation plan, which:

(i) Provides an opportunity for citizens to participate in the development of the application, encourages the submission of views and proposals, particularly by residents of blighted neighborhoods and citizens of low- and moderate-income, provides for timely responses to the proposals submitted, and schedules hearings at times and locations which permit broad participation;

(ii) Provides citizens with adequate information concerning the amount of funds available for proposed community development and housing activities, the range of activities that may be undertaken, and other important program requirements;

(iii) Provides for public hearings to obtain the views of citizens on community development and housing needs; and

(iv) Provides citizens with an opportunity to submit comments concerning the community development performance of the applicant.

(2) Followed this plan in a manner to achieve full participation of citizens in development of the application. The applicant shall also follow this plan to achieve full citizen participation in all other stages of the program.

(e) Its chief executive officer or other officer of applicant approved by HUD:

(1) Consents to assume the status of a responsible Federal official under the National Environmental Policy Act of 1969 insofar as the provisions of such Act apply to 24 CFR 570;

(2) Is authorized and consents on behalf of the applicant and himself to accept the jurisdiction of the Federal courts for the purpose of enforcement of his responsibilities as such an official.

(f) The Community Development Program has been developed so as to give maximum feasible priority to activities which will benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight.

[The requirement for this certification will not preclude the Secretary from approving an application where the applicant certifies, and the Secretary determines, that all or part of the Community Development Program activities are designed to meet other community development needs having a particular urgency as specifically explained in the application in accordance with §570.302(f).]

(g) It will comply with the regulations, policies, guidelines and requirements of OMB Circular No. A-102, Revised, and Federal Management Circular 74-4 as they relate to the application, acceptance, and use of Federal funds under 24 CFR 570.

(h) It will administer and enforce the labor standards requirements set forth in 24 CFR 570.605 and HUD regulations issued to implement such requirements.

(i) It will comply with all requirements imposed by HUD concerning special requirements of law, program requirements, and other administrative requirements, approved in accordance with OMB Circular No. A-102, Revised.

(j) It will comply with the provisions of Executive Order 11296, relating to evaluation of flood hazards and Executive Order 11288 relating to the prevention, control, and abatement of water pollution.

(k) It will require every building or facility (other than a privately owned residential structure) designed, constructed, or altered with funds provided under 24 CFR 570 to comply with the "American Standard Specifications for Making Buildings and Facilities Accessible to, and Usable by, the Physically Handicapped," Number A-117.1-R 1971, subject to the exceptions contained in 41 CFR 101-19.604. The applicant will be responsible for conducting inspections to insure compliance with these specifications by the contractor.

(1) It will comply with:

(1) Title VI of the Civil Rights Act of 1964 (Pub. L. 88-352), and the regulations issued pursuant thereto (24 CFR Part 1), which provides that no person in the United States shall on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the applicant receives Federal financial assistance and will immediately take any measures necessary to effectuate this assurance. If any real property or structure thereon is provided or improved with the aid of Federal financial assistance extended to the applicant, this assurance shall obligate the applicant, or in the case of any transfer of such property, any transferee, for the period during which the real property or structure is used for a purpose for which the Federal financial assistance is extended, or for another purpose involving the provision of similar services or benefits.

(2) Title VIII of the Civil Rights Act of 1968 (Pub. L. 90-284), as amended, administering all programs and activities relating to housing and community development in a manner to affirmatively further fair housing; and will take action to affirmatively further fair housing in the sale or rental of housing, the financing of housing, and the provision of brokerage services.

(3) Section 109 of the Housing and Community Development Act of 1974, and the regulations issued pursuant thereto (24 CFR Part 570.601), which provides that no person in the United States shall, on the grounds of race, color, national origin, or sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under, any program or activity funded in whole or in part with funds provided under 24 CFR 570.

(4) Executive Order 11063 on equal opportunity in housing and nondiscrimination in the sale or rental of housing built with Federal assistance.

(5) Executive Order 11246, and the regulations issued pursuant thereto (24 CFR Part 130 and 41 CFR Chapter 60), and Section 4(b) of the Grant Agreement, which provides that no person shall be discriminated against on the basis of race, color, religion, sex or national origin in all phases of employment during the performance of Federal or federally assisted construction contracts. Contractors and subcontractors on Federal and federally assisted construction contracts shall take affirmative action to insure fair treatment in employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination, rates of pay or other forms of compensation and selection for training and apprenticeship.

(m) It will comply with Section 3 of the Housing and Urban Development Act of 1968, as amended, requiring that to the greatest extent feasible opportunities for training and employment be given to lower-income residents of the project area and contracts for work in connection with the project be awarded to eligible business concerns which are located in, or owned in substantial part by, persons residing in the area of the project.

(n) It will:

(1) To the greatest extent practicable under State law, comply with Sections 301 and 302 of Title III (Uniform Real Property Acquisition Policy) of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and will comply with Sections 303 and 304 of Title III, and HUD implementing instructions at 24 CFR Part 42; and

(2) Inform affected persons of their rights and of the acquisition policies and procedures set forth in the regulations at 24 CFR Part 42 and §570.602(b).

(o) It will:

(1) Comply with Title II (Uniform Relocation Assistance) of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and HUD implementing regulations at 24 CFR Part 42 and §570.602(a);

(2) Provide relocation payments and offer relocation assistance as described in Section 205 of the Uniform Relocation Assistance Act to all persons displaced as a result of acquisition of real property for an activity assisted under the Community Development Block Grant program. Such payments and assistance shall be provided in a fair and consistent and equitable manner that insures that the relocation process does not result in different or separate treatment of such persons on account of race, color, religion, national origin, sex, or source of income;

(3) Assure that, within a reasonable period of time prior to displacement, comparable decent, safe and sanitary replacement dwellings will be available to all displaced families and individuals and that the range of choices available to such persons will not vary on account of their race, color, religion, national origin, sex, or source of income; and

(4) Inform affected persons of the relocation assistance, policies and procedures set forth in the regulations at 24 CFR Part 42 and 24 CFR 570.602(a).

(p) It will establish safeguards to prohibit employees from using positions for a purpose that is or gives the appearance of being motivated by a desire for private gain for themselves or others, particularly those with whom they have family, business, or other ties.

(q) It will comply with the provisions of the Hatch Act which limits the political activity of employees.

(r) It will give HUD and the Comptroller General through any authorized representatives access to and the right to examine all records, books, papers, or documents related to the grant.

(s) It will insure that the facilities under its ownership, lease or supervision which shall be utilized in the accomplishment of the program are not listed on the Environmental Protection Agency's (EPA) list of Violating Facilities and that it will notify HUD of the receipt of any communication from the Director of the EPA Office of Federal Activities indicating that a facility to be used in the project is under consideration for listing by the EPA.

(t) It will comply with the flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973. Pub. L. 93-234, 87 Stat. 975, approved December 31, 1973. Section 103(a) required, on and after March 2, 1974, the purchase of flood insurance in communities where such insurance is available as a condition for the receipt of any Federal financial assistance for construction or acquisition purposes for use in any area, that has been identified by the Secretary of the Department of Housing and Urban Development as an area having special flood hazards. The phrase "Federal financial assistance" includes any form of loan, grant, guaranty, insurance payment, rebate, subsidy, disaster assistance loan or grant, or any other form of direct or indirect Federal assistance.

(u) It will, in connection with its performance of environmental assessments under the National Environmental Policy Act of 1969, comply with Section 106 of the National Historic Preservation Act of 1966 (16 U.S.C. 470), Executive Order 11593, and the Preservation of Archeological and Historical Data Act of 1966 (16 U.S.C. 469a-1, et. seq.) by:

(1) Consulting with the State Historic Preservation Officer to identify properties listed in or eligible for inclusion in the National Register of Historic Places that are subject to adverse effects (see 36 CFR Part 800.8) by the proposed activity, and

(2) complying with all requirements established by HUD to avoid or mitigate adverse effects upon such properties.

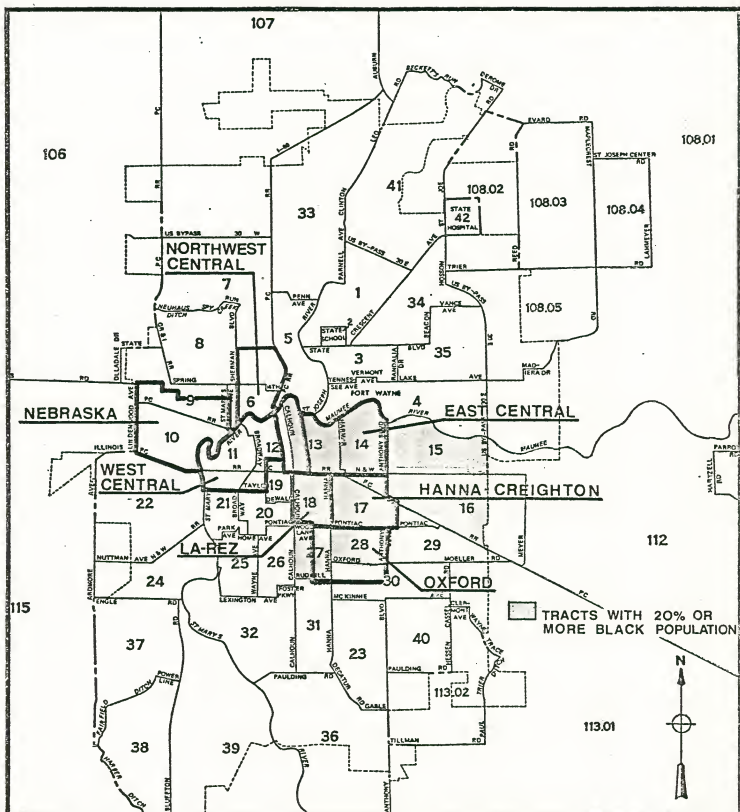
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT COMMUNITY DEVELOPMENT AND HOUSING PLAN SUMMARY COMMUNITY PROFILE	1. NAME OF APPLICANT City of Fort Wayne, Indiana
3. PERIOD OF APPLICABILITY From: July 1, 1979 To: June 30, 1982	2. APPLICATION/GRANT NUMBER B-79-MC-18-0003 4. <input checked="" type="checkbox"/> Original (Every Three Years) <input type="checkbox"/> Revision (Dated) <input type="checkbox"/> Amendment (Dated)
5. COMMUNITY PROFILE: (Provide a brief narrative in accordance with instructions) <ul style="list-style-type: none"> a. <u>Population characteristics</u> described on pp.4-5 of the Community Development Plan. b. <u>Income characteristics</u> described on pp.5-6 of the Community Development Plan. c. <u>Economic conditions</u> described on pp.6-8 of the Community Development Plan. d. <u>Housing conditions</u> described on pp.8-10 of the Community Development Plan. 	
<input checked="" type="checkbox"/> (Check here if continued on additional page(s) and attach)	
6. DATA SOURCES: <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> 1960 Census of Population & Housing 1970 Census of Population & Housing Bureau of Labor Statistics R.L. Polk & Co., Profiles of Change, 1974 1976 Housing Conditions Survey, City of Fort Wayne 1975-1979 Housing Assistance Plans, City of Fort Wayne </div> <div style="width: 45%;"> Fort Wayne/Allen Co. Overall Economic Development Program, 1977 Estimates by City of Fort Wayne, Department of Community Development and Planning </div> </div>	

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT COMMUNITY DEVELOPMENT AND HOUSING PLAN SUMMARY COMPREHENSIVE STRATEGY	1. NAME OF APPLICANT City of Fort Wayne, Indiana 2. APPLICATION/GRANT NUMBER B-79-MC-18-0003
3. PERIOD OF APPLICABILITY From: <u>July 1, 1979</u> To: <u>June 30, 1982</u>	4. ^{NEW} <input checked="" type="checkbox"/> Original (Every Three Years) <input type="checkbox"/> Revision <u>(Dated)</u> <input type="checkbox"/> Amendment <u>(Dated)</u>
5. COMPREHENSIVE STRATEGY: (Provide a narrative in accordance with instructions.) a. <u>General strategy</u> described on pp. 29 - 43 of the Community Development Plan. b. <u>Neighborhood revitalization strategy</u> described on pp. 43 - 72 of the Community Development Plan. 1) <u>Neighborhood Strategy Area</u> programs described on pp. 44-54 and 55-72 of the Community Development Plan. 2) <u>Other neighborhood improvement efforts</u> described on pp. 55 - 55 of the Community Development Plan. c. <u>Community-wide housing strategy</u> described on pp. 73 - 85 of the Community Development Plan. d. <u>Strategy for providing community-wide public facilities and improvements</u> described on pp. 86 - 88 of the Community Development Plan. e. <u>Economic development strategy</u> described on pp. 89 - 100 of the Community Development Plan.	
<input checked="" type="checkbox"/> (Check if continued on additional page(s) and attach)	

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMMUNITY DEVELOPMENT AND HOUSING PLAN SUMMARY

THREE YEAR PROJECT SUMMARY

1. NAME OF APPLICANT City of Fort Wayne, Indiana		3. PERIOD OF APPLICABILITY From: July 1, 1979 To: June 30, 1982				4. <input checked="" type="checkbox"/> Original (Every three years) <input type="checkbox"/> Revision, dated _____ <input type="checkbox"/> Amendment, dated _____						
2. APPLICATION/GRANT NUMBER B-79-MC-18-0003												
5. PROJECT SUMMARY (IMPORTANT: See instructions before completing this section.)		PROJECT NUMBER	STRATEGY	REFERENCE	LOW/MOD BENEFIT	OTHER BENEFIT	TIMING AND ESTIMATED FUNDING (In thousands of \$)					
PROGRAM BENEFIT OF ESTIMATED CDBG FUNDS							ESTI- MATED OTHER FUNDS					
YEAR I								YEAR II		YEAR III		
					LOW/MOD BENEFIT	OTHER BENEFIT	LOW/MOD BENEFIT	OTHER BENEFIT	LOW/MOD BENEFIT	OTHER BENEFIT		
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)
NEIGHBORHOOD REVITALIZATION												
1) Oxford Neighborhood Strategy Area	O/7982	p.56	X			288.931	--	299.707	--	307.791	--	60
2) Hanna-Creighton Neighborhood Strategy Area	HC/7982	p.59	X			288.931	--	299.707	--	307.791	--	185
3) East Central Neighborhood Strategy Area	EC/7982	p.62	X			288.931	--	299.707	--	307.791	--	60
4) LaRez Neighborhood Strategy Area	L/7982	p.64	X			288.931	--	299.707	--	307.791	--	60
5) West Central Neighborhood Strategy Area	WC/7982	p.66	X			288.931	--	299.707	--	307.791	--	60
6) Nebraska Neighborhood Strategy Area	N/7982	p.68	X			288.931	--	299.707	--	307.791	--	60
7) Northwest Central Neighborhood Strategy Area	NC/7982	p.70		X		151.005	137.925	156.746	142.960	160.974	146.816	60
8) Emergency Rehabilitation Loans Outside NSA's	EL/7982	p.54	X			100	--	100	--	100	--	150
DOWNTOWN REVITALIZATION												
9) Calhoun/Wayne Street semi-mall	SM/7982	P.51		X		--	--	--	100	--	100	200
6. SUBTOTALS						1984.59	137.93	2054.99	242.96	2107.72	246.82	
7. TOTAL COSTS TO BE PAID WITH COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS											\$ 6,775,000	
8. ESTIMATED EXPENDITURES BENEFITTING LOW-AND MODERATE-INCOME PERSONS (Sum of Columns g, i, and k)											\$ 6,147,299	
9. LINE 8 AS A PERCENT OF LINE 7											90.7 %	

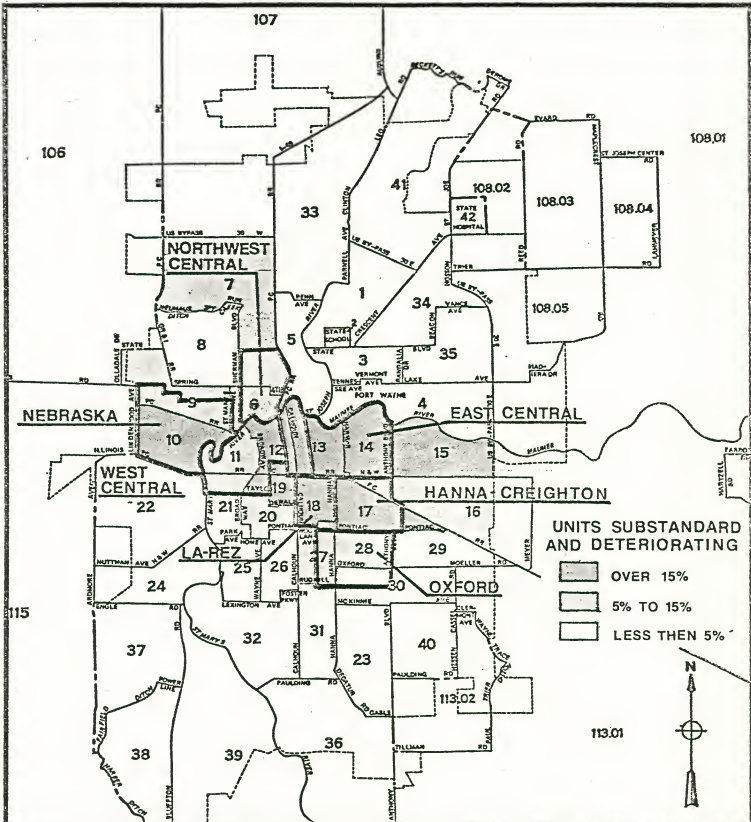


CONCENTRATION OF BLACK POPULATION

SOURCE: 1970 CENSUS

CITY OF FORT WAYNE
DEPT. OF COMMUNITY DEVELOPMENT AND PLANNING

Figure 1



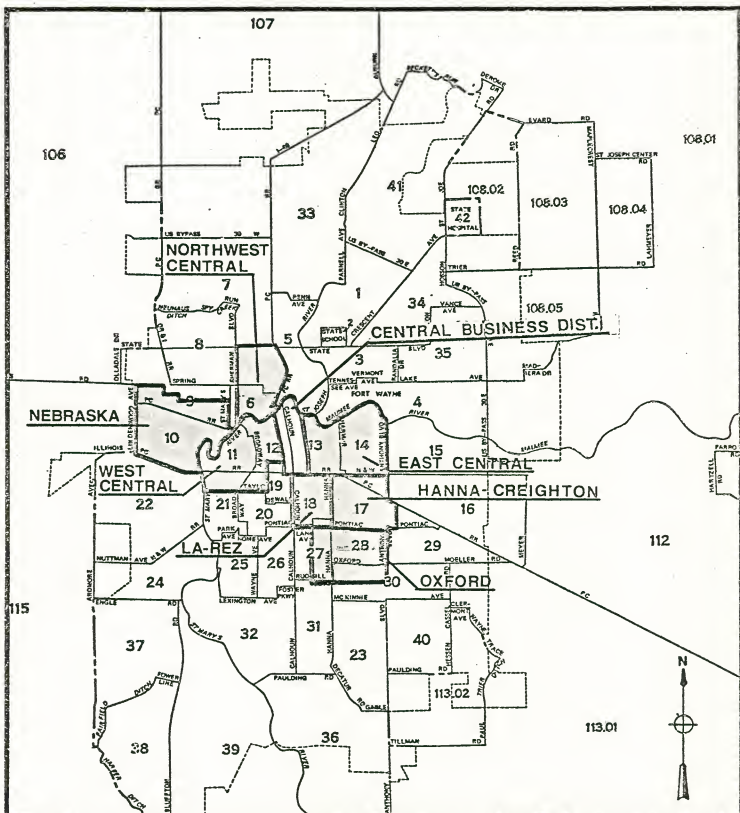
SUBSTANDARD AND DETERIORATING HOUSING

SOURCE: 1976 HOUSING CONDITION SURVEY

CITY OF FORT WAYNE

DEPT. OF COMMUNITY DEVELOPMENT AND PLANNING

Figure 4



COMMUNITY DEVELOPMENT TARGET NEIGHBORHOODS

CITY OF FORT WAYNE
DEPT. OF COMMUNITY DEVELOPMENT AND PLANNING

Figure 5

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
HOUSING ASSISTANCE PLAN

TABLE I - SURVEY OF HOUSING CONDITIONS

1. NAME OF APPLICANT

City of Fort Wayne, Indiana

2. APPLICATION/GRANT NUMBER

B - 7 9 - M C - 1 8 - 0 0 3

3. PERIOD OF APPLICABILITY

FROM: 7/1/79 TO: 6/30/80

4.

☒ ORIGINAL☐ REVISION, DATE _____☐ AMENDMENT, DATE _____

5. DATE OF SURVEY(S) USED

STATUS AND CONDITION
OF ALL HOUSING UNITSYEAR OF
ESTIMATE

NUMBER OF HOUSING UNITS

ALL UNITS

OWNER

RENTER

TOTAL

SUITABLE FOR
REHABILITATION*

TOTAL

SUITABLE FOR
REHABILITATION*

TOTAL

SUITABLE FOR
REHABILITATION*

(a)

(b)

(c)

(d)

(e)

(f)

(g)

(h)

1	1. Occupied Units - Total	1978	64,238	8,372	39,372	4,229	24,866	4,143
2	a. Substandard	1978	8,425	8,372	4,708	4,229	3,717	4,143
3	b. Standard (line 1 minus line 2)	1978	55,813		34,664		21,149	
4	2. Vacant Available Units - Total	1978	3,185	1,003	1,056	31	2,129	972
5	a. Substandard	1978	1,313	1,003	334	31	979	972
6	b. Standard (line 4 minus line 5)	1978	1,872		722		1,150	
7	3. Housing Stock Available - Total (sum of lines 1 and 4)	1978	67,423	9,375	40,428	4,260	26,995	5,115
8	4. Standard Housing Stock Available - Total (sum of lines 3 and 6)	1978	57,685		35,386		22,299	
9	5. Current Standard Available Vacancy Rate (line 6 ÷ line 8)	1978	3%		2%		5%	

DEFINITIONS, DATA SOURCES, AND METHODS (Attach additional sheets, if necessary, and identify with items above.)

1. Definition of "substandard" used.
2. Definition of "suitable for rehabilitation" used.*
3. Data sources and methods used.
4. Special housing conditions.

* Required only if the applicant proposes rehabilitation as a part of its Housing Strategy and as a goal for housing assistance.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
HOUSING ASSISTANCE PLAN1. NAME OF APPLICANT
City of Fort Wayne, Indiana

2. APPLICATION/GRANT NUMBER

TABLE II-1 - HOUSING ASSISTANCE NEEDS OF LOWER-INCOME HOUSEHOLDS

B - 7 9 - M C - 1 8 - 0 0 0 3

3. PERIOD OF APPLICABILITY

4.

☒ ORIGINAL☐ REVISION, DATE _____☐ AMENDMENT, DATE _____

6. DATE OF SURVEY (B) USED

FROM: 7/1/79

TO: 6/30/80

STATUS OF HOUSEHOLDS
REQUIRING ASSISTANCE

NUMBER OF HOUSEHOLDS

ALL HOUSEHOLDS

ALL MINORITY HOUSEHOLDS

ALL FEMALE-HEADED HOUSEHOLDS

	TOTAL	ELDERLY (1-2 persons) and HANDI- CAPPED	SMALL FAMILY (4 or less persons)	LARGE FAMILY (5 or more persons)	TOTAL	ELDERLY (1-2 persons) and HANDI- CAPPED	SMALL FAMILY (4 or less persons)	LARGE FAMILY (5 or more persons)	TOTAL	ELDERLY (1-2 persons) and HANDI- CAPPED	SMALL FAMILY (4 or less persons)	LARGE FAMILY (5 or more persons)
(a)	(b-1)	(b-2)	(b-3)	(b-4)	(c-1)	(c-2)	(c-3)	(c-4)	(d-1)	(d-2)	(d-3)	(d-4)
1 A Total Owner Households (sum of lines 2 and 3)	6,685	2,364	2,258	2,063	1,033	81	408	544	2,587	1,090	1,383	114
2 Owner Households to be Displaced during the three year program	186	36	93	57	62	12	26	24	90	14	51	25
3 Owner Households (excluding displaces)	6,499	2,328	2,165	2,006	971	69	382	520	2,497	1,076	1,332	89
4 Percentage of Total by Household Type	100%	35 %	34 %	31 %								
5 B Total Renter Households (sum of lines 6, 7 and 8)	6,735	1,762	4,080	893	1,078	97	626	355	2,963	1,304	1,511	148
6 Renter Households to be Displaced during the three year program	164	20	90	54	51	4	25	22	81	6	51	24
7 Renter Households (excluding displaces)	6,571	1,742	3,990	839	1,027	93	601	333	2,882	1,298	1,460	124
8 Households Expected to Reside	0	0	0	0	0	0	0	0				
9 Percentage of Total by Household Type	100%	26 %	61 %	13 %								

NARRATIVE (Attach additional sheets, if necessary)

1. Date sources and methods.
2. Special housing needs of lower-income households.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
HOUSING ASSISTANCE PLAN

Form HUD-9052 (6-78)

TABLE II-2 - HOUSING ASSISTANCE NEEDS OF LOWER-INCOME HOUSEHOLDS

1. NAME OF APPLICANT: **City of Fort Wayne, Indiana**
2. APPLICANT'S ADDRESS: **1000 W. Main St., Fort Wayne, Indiana 46802**
3. DATE OF SURVEY: **7/1/79**
4. ☒ ORIGINAL ☐ REVISION, DATE: **6/30/80**
5. AMENDMENT, DATE: _____

PROVIDE DATA FOR EACH CATEGORY OF MINORITY HOUSEHOLD AS APPROPRIATE

QUESTIONS	[Check appropriate box]					[Check appropriate box]					[Check appropriate box]				
	1. <input type="checkbox"/> Reserved	2. <input type="checkbox"/> Black, not Hispanic	3. <input type="checkbox"/> American Indian or Alaskan Native	4. <input type="checkbox"/> Hispanic	5. <input type="checkbox"/> Asian or Pacific Islander	1. <input type="checkbox"/> Reserved	2. <input type="checkbox"/> Black, not Hispanic	3. <input type="checkbox"/> American Indian or Alaskan Native	4. <input type="checkbox"/> Hispanic	5. <input type="checkbox"/> Asian or Pacific Islander	1. <input type="checkbox"/> Reserved	2. <input type="checkbox"/> Black, not Hispanic	3. <input type="checkbox"/> American Indian or Alaskan Native	4. <input type="checkbox"/> Hispanic	5. <input type="checkbox"/> Asian or Pacific Islander
A. Total Family Households (sum of lines 2 and 3)	874	68	332	474	108	6	51	51							
B. Total Family Households (sum of lines 5 and 6)	966	87	561	318	112	7	65	40							
C. Total Family Households (sum of lines 7 and 8)	50	4	24	22	1	1									
D. Total Family Households (sum of lines 9 and 10)	916	83	537	296	111	7	64	40							

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

HOUSING ASSISTANCE PLAN

TABLE III - THREE YEAR HOUSING PROGRAM
THREE YEAR GOAL

3. PERIOD OF APPLICABILITY

FROM

TO

7/1/79

6/30/82

1. NAME OF APPLICANT

City of Fort Wayne, Indiana

2. APPLICATION/GRANT NUMBER

8 - 7 9 - M C - 1 8 - 0 0 0 3

4. ☒ ORIGINAL☐ REVISION, DATE☐ AMENDMENT, DATE

TYPES AND SOURCES OF HOUSING ASSISTANCE

NUMBER OF LOWER-INCOME HOUSEHOLDS TO BE ASSISTED

TOTAL

ELDERLY
(1-2 persons)
AND
HANDI-
CAPPEDSMALL
FAMILY
(4 or less
persons)LARGE
FAMILY
(5 or more
persons)

(a)		(b)	(c)	(d)	(e)
1	A. Total Goals for Housing Assistance for Homeowners (sum of lines 2 and 5)	1,003	351	341	311
2	1. New Construction Assistance for Homeowners (sum of 3 and 4)	153	0	61	92
3	HUD Assisted Programs	153	0	61	92
4	Other*				
5	2. Rehabilitation Assistance for Homeowners (sum of lines 6, 7 and 8)	850	351	280	219
6	Community Development Block Grants	750	320	235	195
7	HUD Assisted Programs (Section 312 loans)	100	31	45	24
8	Other*				
9	B. Total Goals for Housing Assistance for Homeowners by Percentage of Household Type	100%	35 %	34 %	31 %
10	C. Total Goals for Housing Assistance for Renters (sum of lines 11, 14, 17 + 23)	1,022	266	624	132
11	1. Assistance for Prospective Homeowners (sum of lines 12 + 13)				
12	HUD Assisted Programs				
13	Other*				
14	2. New Rental Units (sum of lines 15 + 16)	419	109	256	54
15	HUD Assisted Programs	419	109	256	54
16	Other*				
17	3. Rehabilitation of Rental Units (sum of lines 18, 19 + 22)	303	79	185	39
18	Community Development Block Grants				
19	HUD Assisted Programs (sum of lines 20 + 21)	303	76	188	39
20	Substantial Rehabilitation	303	76	188	39
21	Section 8 Existing with Moderate Rehabilitation				
22	Other*				
23	4. Existing Rental Units (sum of lines 24 + 27)	300	78	183	39
24	HUD Assisted Programs (sum of lines 25 + 26)	300	78	183	39
25	With Repair				
26	Without Repair				
27	Other*				
28	D. Total Goals for Housing Assistance for Renters by Percentage of Household Type	100%	26 %	61 %	13 %
29	E. Total Goals for HUD Assisted Rental Units by Percentage of Household Type	100%	26 %	61 %	13 %

NARRATIVE (Attach additional sheets if necessary and identify with items above)

1. Footnote units to be provided specifically for the handicapped.

2. Describe the programs listed under this category.

3. Describe those actions necessary to facilitate the accomplishment of the goals.

CHECK IF APPLICANT WISHES TO REVIEW ALL STATE HFDA HOUSING PROPOSALS.

METHODOLOGY

There were no data sources available beyond those used in preparing the 78/79 HAPs, therefore, we updated Table I, II and II.2, using the following sources and methodology.

Table I

Data Sources: City of Fort Wayne Minimum Housing & Relocation
City of Fort Wayne Code Enforcement & Demolition - Reports
City of Fort Wayne Building Department - Reports

Table II

Data Sources: Redevelopment
Street & Light Engineering
1970 Census Information
Housing Authority
Park Department
CD&P (Housing Activity Reports)

Due to changes in the form, all standard "suitable for rehabilitation" units from the previous year's HAPs were moved to the substandard "suitable for rehabilitation" line, and the necessary increases and decreases made to affected lines.

In order to arrive at the occupied units, Building Department and Minimum Housing data were used. For the period 11/1/77 to 1/1/79, Building Permits were issued for new construction for:

Renter's units	730
Single family units	<u>380</u>
Total new construction	<u>1,110</u>

The total "new construction" was added to total "occupied units" in Table I of the 78/79 HAPs and the 25 occupied units demolished by Minimum Housing were subtracted in order to arrive at the total of all occupied units for the 79/80 HAPs.

78/79 HAP Occupied Units	63,153
New Construction	<u>1,110</u>
	64,263
Demolished Occupied Units	<u>-25</u>
All Occupied Units for 79/80 HAPs	<u>64,238</u>

The substandard "all units" total was arrived at by subtracting building permits issued for residential repairs that resulted from code enforcement activities from the substandard "all units" total in last year's HAPs (78/79) and the 25* non-vacant demolished homes reported by Minimum Housing.

78/79 Substandard All Units	9,289
Building Department Permits	-839
Minimum Housing Demolition/non-vacant homes	-25*
79/80 Substandard "all units" Total	<u>8,425</u>

The substandard "suitable for rehabilitation" was arrived at by subtracting the 839 rehabilitated homes from last year's substandard "suitable for rehabilitation" line and by subtracting the 25* non-vacant demolished homes reported by Minimum Housing.

78/79 Substandard "suitable for rehab"	9,236
Building Department Permits for rehab	-839
	<u>8,397</u>
Min. Housing Demolition/ non-vacant homes	-25*
79/80 Substandard "suitable for rehab"	<u>8,372</u>

The substandard "suitable for rehabilitation" Renter and Owner Units were arrived at by finding the percentage of those lines in last year's HAPs and then projecting the number of Renter and Owner Units rehabilitated out of the total 839 rehabilitated this year. Those units were then subtracted from last year's Owner and Renter "suitable for rehabilitation" figures.

79/80 Total Units Rehabilitated	839
78/79 Renter Units "suitable for rehab"	<u>50%</u>
4,588 or	419.59

rounded off to 420

79/80 Units Rehabilitated	839
78/79 Owner Units "suitable for rehab"	<u>50%</u>
	419.59

Last Year's Owner Units	4,648
	<u>-419</u>
79/80 Owner Units "suitable for rehab"	4,229*

*The 25 aforementioned demolished units were also subtracted from the renter's units.

The standard line is line 1 minus line 2.

Vacant Available Units. Table I.

150 vacant owner units were demolished by Minimum Housing over the last year. This figure was subtracted from the vacant available units total, the owner's vacant category, and substandard vacant category in the 78/79 HAP to provide the necessary information for those lines in the 79/80 HAP.

The standard vacant line was arrived at by subtracting line 5 from line 4.

The housing stock available, standard housing stock available and vacancy rate were arrived at by following the directions on the HUD form.

Table II.1

1. Total owner households was arrived at by following the direction on the form. (sum of lines 2 and 3)
2. Owner households to be displaced was arrived at by adding low income households expected to be displaced figures from Redevelopment, Minimum Housing, Park Department, Housing Authority and Street Engineering to the previous year's expected to be displaced. The information was available by tenure and was added to those households accordingly.
3. Owner households, excluding displacees, was arrived at by subtracting all committed units (ie. East Central Towers, Briarwood, Eden Green, South Town Square) and carrying through according to tenure.
4. Percentage of total household type is self explanatory.
5. The preceeding methodology was used for arriving at renter households figures.

"Expected to Reside" was arrived at by using 1970 Census household income information and the formula in the HUD directive.

- a. Percentage of low income households in SMSA - 24%
- b. Total number of households in applicants jurisdiction - 44,000
- c. $44,000 \times 24\% = 10,561.92$ Total required number of lower income households.
- d. 14,801-number of lower-income households currently residing in applicants jurisdiction.
- (c) $\frac{10,561.92 - (d) 14,801.00}{1 - 24\%} = \frac{-4,239.08}{76\%} = 0 \text{ ETR}$

The line "percentage of total by household type" is self explanatory.

Table II.2 was arrived at by transferring the information supplied for minority households in Table II.1 to the Black and Hispanic categories.

DEFINITIONS, TABLE I - II

Substandard:

1. Housing units that are not safe, sanitary and are a threat to the public welfare. Such units are in violation of more than one critical defect in relation to the minimum housing codes.
2. Substandard Suitable for Rehab - Those units in need of intermediate repairs, that the cost of repair would not exceed the cost of replacement.

TABLE III - EXPLANATION OF PRIORITIES
(for Tables III and V)

The priorities in the three year goals are based upon availability of program resources and are proportional to percentages arrived at in the housing needs, Table II, of the 1978 HAP.

New Rental Units

The City is seeking to obtain Section 8 funded new rentals for handicapped, elderly, small family and large family households. The established three year goals for new construction are based upon, and designed to meet, the needs of all low and moderate income persons needing housing assistance.

The City of Fort Wayne has placed special emphasis on handicapped family and large family needs because of the limited opportunities to provide housing through other programs due to a scarcity of adoptable units. The City is seeking a current three year goal of 50 Section 202 handicapped units.

Rehabilitation of Rental Units

Throughout the City's Community Development target neighborhoods, the Central Business District and pockets in the second ring, there exists structurally sound buildings that are economically and functionally obsolete. These structures can be renovated as residential units by combining the efforts of the private and public sectors. Therefore, the City's goals include requesting funding for substantial rehabilitation units for elderly, small family and large family households.

Existing Rental Units

Funding for Section 8 existing units will be requested to provide an alternate housing opportunity for those persons competing within the rental market. The three year goal includes requesting funding for 42 units for handicapped households, as well as the request for small and large family units indicated in the 79 HAP.

Rehabilitation Assistance to Homeowners

There will be a continuation of Neighborhood Care loans and grants made available to the seven Community Development target neighborhoods and city-wide cases of emergency. The City has also requested allocation for Section 312 monies to complement it's Neighborhood Care program and will continue to use Block Grant funds for urban homesteading properties.

HOUSING ASSISTANCE PLAN

TABLE IV - GENERAL LOCATIONS FOR PROPOSED HOUSING

1. NAME OF APPLICANT

City of Fort Wayne, Indiana

2. APPLICATION/GRANT NUMBER

B - 7 9 - M C - 1 8 - 0 0 0 3

3. PERIOD OF APPLICABILITY

FROM 7/1/79 TO 6/30/82.

4. ☒ ORIGINAL

☐ REVISION, DATE _____

☐ AMENDMENT, DATE _____

A. IDENTIFY GENERAL LOCATIONS ON MAP IN THIS APPLICATION

1. New Construction: Census Tract or Enumeration District Numbers, or other locational designation

Elderly units to be constructed throughout city where suitable sites can be located.

Family units to be constructed throughout city where suitable sites can be located.

Large Family same as Family.

Handicapped units are to be constructed city-wide where suitable sites can be found.

2. Rehabilitation: Census Tract or Enumeration District Numbers, or other locational designation

Community Development Block Grant funds (CDBG)

A. General Rehab. Rehabilitation of housing units within CD target neighborhoods in Census Tracts 6,9,10,11,12,13,14,16,17,18,19,21,27, and 28.

B. Spot Rehab. Rehabilitation of housing units city-wide where rehabilitation is initiated by the need to correct an emergency situation.

Section 8 Substantial Rehab. Substantial rehabilitation in Census Tracts designated for comprehensive neighborhood revitalization.

Substantial Rehab. (other) Rehabilitation of units city-wide through Housing Authority scattered site program.

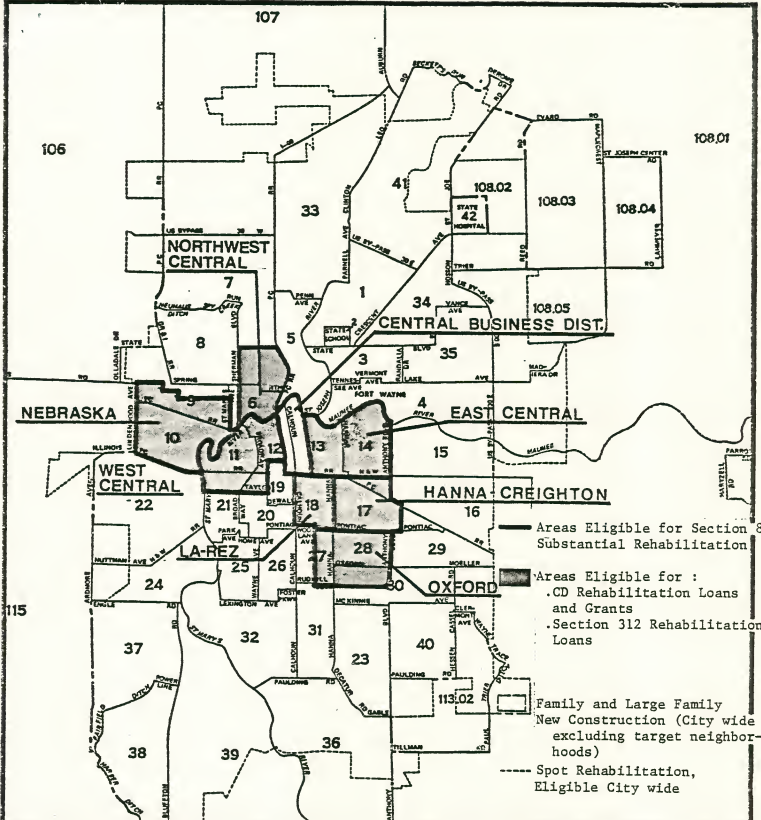
B. EXPLANATION OF SELECTION OF GENERAL LOCATIONS

1. New Construction

The general locations selected were determined by the availability of land, the availability of public services, the availability of public transportation and the absence of adverse environmental factors.

2. Rehabilitation

The selection of general areas for rehabilitation of units was determined by examining the pattern of deteriorating structural conditions, priorities for neighborhood and community revitalization using CDBG resources, and specific program guidelines.



LOCATIONS FOR PROPOSED LOW INCOME HOUSING

CITY OF FORT WAYNE

DEPT. OF COMMUNITY DEVELOPMENT AND PLANNING

CITY OF FORT WAYNE
DEPARTMENT OF COMMUNITY DEVELOPMENT AND PLANNING

- Census Tracts

Impact Areas Of Concentrated Capital Improvements And Housing Rehabilitation

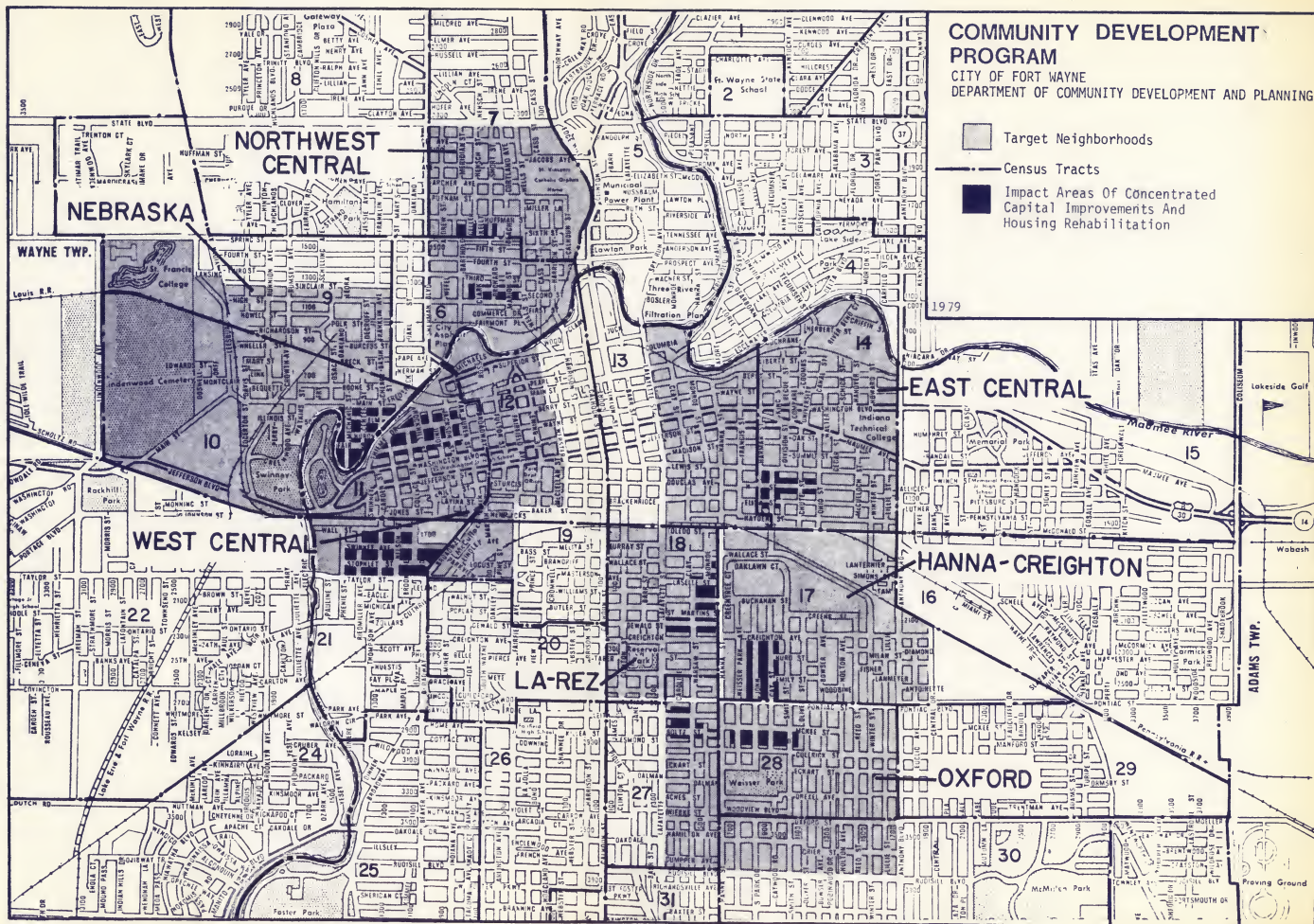


Figure 7

A COMMUNITY DEVELOPMENT PLAN
FOR FORT WAYNE

DRAFT

Prepared for the
City of Fort Wayne

by the

Department of Community Development and Planning

March, 1979

CITY OF FORT WAYNE

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The Fort Wayne City Plan Commission is acknowledged for their role in developing the City's Comprehensive Plan, of which this document is a part.

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INTRODUCTION

Fort Wayne in 1979 can be described as a basically healthy urban complex which has withstood the ever-popular shift in investment and population from the frostbelt to the sunbelt relatively well so far. In contrast to many of its metropolitan neighbors, the City has been able to avoid the strangle-hold which conceivably could have been placed on it by incorporation of independant suburbs and has even managed to increase its population and tax base through a limited amount of annexation. The City and surrounding area is fortunate to have a number of major employers which pay, on the average, good wages and probably results in the low present unemployment rate of 4.9%. There is a variety of good quality housing available at reasonable prices for most people. Entertainment and cultural facilities abound, and it is commonly said that Fort Wayne is an ideal place for family living.

While the above description may be fairly accurate in discussing the City and metropolitan area as a whole, it is only part of the story. A great deal of Fort Wayne's prosperity in recent years has been limited to the edges of the City and its suburban areas. As more people, job opportunities and commercial facilities rushed to spacious suburban surroundings, they left behind a central city which was gradually not in as much demand by people who could make meaningful investments. Housing and use of retail or service facilities began to trickle down to lower income residents who, because such opportunities were not available in the more demanded areas, became increasingly concentrated

in the City's core. As economic rents were not enough to adequately maintain structures in this area and government resources were being diverted to establish services in the developing areas, physical conditions gradually deteriorated. Many years of this trend have resulted in numerous portions of the City feeling some degree of physical and economic stress.

Clearly, if the City is to overcome both national and local patterns of investment and migration, it must develop comprehensive policies for action in all of those areas. While numerous funding programs and studies have been undertaken locally in regard to the improvement of urban conditions in the past, most of these have been limited either functionally by what they could address, or geographically to small areas, projects or even sites. The preparation of this document, while certainly not all-encompassing, was encouraged by the evolution in recent years of the Community Development Block Grant program, an effort by the federal government to provide resources much more broad in scope than past categorical programs. Because of this great leeway given to cities in selecting activities for improvement of their environments, recent changes in regulations concerning the program have directed cities to become more serious in developing comprehensive policies aimed toward the resolution of their needs. The Community Development Plan outlined in this document is the City of Fort Wayne's attempt to address the problems becoming evident as the City grows in both size and age. Strategies designed to address problems in their early stages usually result in less expenditures of public monies, allow for a greater variety of alternatives to address these problems, and produce greater success in encouraging private investments to assist in addressing these identified problems. As the City's comprehensive and neighborhood planning functions

continue to mature, the Community Development Plan will be refined and expanded to capitalize on new opportunities and to examine different alternatives to address problems which have increased or decreased in intensity.

The Plan is divided into seven parts. Part I presents a brief community profile on overall characteristics and conditions in the physical and social environment. Areas of the City experiencing significant concentrations of blight and economic stress are identified and the City's needs in addressing those problems are outlined in Part II. The strategy for revitalizing Fort Wayne's neighborhoods is presented in Part III. Part IV describes the City's housing strategy. Part V describes the strategy for providing communitywide public facilities and improvements funded from the Community Development Block Grant, while Part VI summarizes the City's economic development strategy. The final section, Part VII, is an appendix containing maps on physical and social conditions as well as proposed activities.

PART I
A COMMUNITY PROFILE

In formulating a community development strategy for the City of Fort Wayne, there are some general facts which should be outlined initially concerning present conditions and characteristics. The data in this section will deal with population, income, economic conditions, and housing conditions of the community.

Population Characteristics

The population of Fort Wayne in 1970 was 177,671, an increase of 15,875 from the 1960 census. As in many cities of this size, the figures hide the fact that all census tracts in the inner city show declining population while a majority of second ring census tracts also show decline. Therefore, the overall 7% increase occurred predominately in third or outer ring census tracts of the City and areas where annexations occurred in the sixties. Internal migration patterns are of concern to the City. Between 1960 and 1970, 14,063 persons were annexed. When adjusted for annexation, Fort Wayne's real population growth was only 1,832 or 1.1% of the 1960 population. Another population trend which gives some reason for concern is the fact that recent data from the Bureau of Census indicates that between 1970 and 1975, 4,600 people or 1.7% of the total population emigrated from the County. This contrasts with an in-migration of 20,493 persons between 1960 and 1970.

City-wide distribution by age for the population indicates that 34.4% of the total is 18 years of age or younger. The distribution of this population indicates that only five census tracts contain appreciably more

youth than the city-wide average. The other age group which can be easily defined through available data is the 65 and older population, which comprises 10.3% of the City's total population. Two census tracts in the inner city have a concentration of more than twice that figure while another eleven census tracts in the first or second ring of the City show more than 15% of their populations to be 65 or over.

The 1970 racial composition of the community expressed in percentages is 88.9 white, 10.6 black and 0.5 percent other. Total white population net gain for the 10 year period is 8,206 or 5.5% increase, but when measured against the over 14,000 residents annexed (who are known to be predominately white) the facts would indicate that whites from the middle and upper income groups are leaving the City and most probably are settling in the surrounding area. The people left behind are on the average older and poorer. The black population of the City, according to the 1970 census figures, is 18,921 as compared to 11,645 in 1960. The black population total has increased by 7,276, a 62.5% increase since 1960. The major concentration of this black population is in five census tracts of the central city (see figure 1), with the highest black percentage in any one tract being 73%. There are two other tracts which have percentages of 20 or more and both of these are also located in the first ring. While other minority population is rising rapidly (from 344 in 1960 to 757 in 1970), the total numbers are relatively low. This segment of the population, while being more widely dispersed in the community, is still concentrated mainly in areas near the core of the City.

Income Characteristics

Median family income for the City was \$10,401 as compared to \$11,010 for the total Fort Wayne SMSA according to figures from the 1970 Census. For Fort Wayne, the range by census tracts is from a low of \$5,152 to a

high of \$16,511. There are fourteen census tracts with median incomes below \$9,000. A majority of these follow an uninterrupted pattern across the central city from near the western boundary to the east side industrial complex which lies outside the City limits (see figure 2). The six tracts with medians greater than \$13,000, with one exception, have at least one of their borders being a City limit boundary. The exception is contiguous on two sides to one of the other census tracts in this group.

To reinforce the concept of income distress, the figures for families below the poverty level match very closely with low median income (see figure 3). The total number of families below poverty level is 2,750. With the deletion of two census tracts from the low median income list and the addition of two near northwest side census tracts, the above mentioned central city area accounts for 1,498 of those families below poverty level (54.4% of the City total). Equally important, the six census tracts which have more than 16% of the families living in them below poverty level are located in the central city. Unemployment, under-employment, and the relatively high percentage of residents with low work-skill levels are major causes for the concentration of these pockets of poverty within the city limits. A secondary cause is the abnormally high proportion of senior citizens living in these income distress areas.

Economic Conditions

Fort Wayne's overall economy seems generally healthy with high average wages and low unemployment figures based on national averages. There are, however, many signs of lag present which are characteristic of older, heavily industrialized manufacturing centers.

The area economy is heavily dependent on manufacturing, especially the manufacturing of durable goods. In 1978, 36.0% of the area's non-

agricultural work force was engaged in manufacturing, with 79.6% of these employees involved in the production of durable goods. Figures from 1970 showed 39.4% of the non-agricultural work force in the manufacturing sector. This represents an eight year decline of 3.4%. The second largest employment sector is the retail and wholesale trade group. This sector comprises 23.8% of the total non-agricultural area workers. The corresponding 1970 figure was 22.1%.

Other trends indicate that the City's economy is not as strong as overall employment figures imply and that the market is not providing sufficient economic opportunity for its residents. The productivity of the area workers per dollar wage in 1972 has slipped to 84% of the national average. Absolute productivity has also declined, indicating that new capital investment in the area has not kept pace with the national average. If this trend continues, local employers will, at some time, not be able to operate their relatively old plants at a profit. Since the area is highly dependent on the manufacturing of durable goods, these industries are highly vulnerable to fluxuations of the national economy. This instability reflects the relatively low productivity per dollar wage of the area's workers.

The area's labor force growth has been relatively stagnant since 1974. A stagnant or a declining labor force is not generally a characteristic of a healthy economy.

The city-wide rate of unemployment in 1978 was a relatively low 4.9%. However, certain areas of the city revealed relatively high levels of unemployment. Of the seven census tracts with a significantly higher unemployment rate than the city-wide rate, six are in the central city immediately adjacent to the central business district. Although the City does not have an overall high unemployment rate, the uneven geographical distribution of

unemployment does cause serious effects in certain areas of the City.

Since 1963, the retail sector of Fort Wayne's CBD has declined, leaving behind vacant store fronts and a general deterioration and disinvestment. Retail sales in the CBD declined 28% between 1967 and 1972, with indications that this decline is continuing. Similar declines have occurred in several other City retail areas, especially neighborhood retail districts. Numerous large structures have evidently lost their desirability for economic activities, particularly light industry. These structures are vacant and contribute to further decline. In addition to vacant non-residential structures in the central City, there are a large number of underutilized structures. Frequently, older multi-story nonresidential structures located in the downtown area are only utilized at ground level; whereas, productive use of this underutilized space could strengthen the economy of the City.

While Fort Wayne's per capita income has continued to grow, from \$3,275 in 1969 to \$4,752 in 1974, it is still far below the national average. During this same five year period, the nation's per capita income grew from \$3,966 to \$5,486. In 1969, Fort Wayne's figures represented 82.6% of the nation's figure. The comparable figures for 1974 indicate that Fort Wayne's per capita income had increased to 86.7% of the national average.

Housing Conditions

The age of the housing stock is varied but in general the oldest units are on the near east and west side with the last area to develop being north of the St. Mary's and Maumee Rivers. Figures indicate that 48% of all housing units were constructed before 1940 (many date back into the 19th century); 15% were built in the period between 1940-1949, and the other 37% were constructed after 1949.

Between November 1, 1977 and January 1, 1979, the City issued building permits for the construction of 380 single family residential units and 730 multi family units. Generally, as the distance from the central City increased, the number of building permits issued for new residential construction increased. Super-imposed upon this trend is also the dominance of new residential construction occurring in the northeastern sector of the City.

The total number of housing units in Fort Wayne, according to the 1979 Housing Assistance Plan, is 67,423. This figure represents a 6,077 housing unit increase from the 1970 Census figure. The 67,423 housing units identified in the 1979 Housing Assistance Plan are composed of 64,238 occupied and 3,185 unoccupied housing units. This represents a vacancy ratio of 4.7%. Of the 64,238 occupied housing units in the City, 61.3% are owner occupied, while the remaining 38.7% are renter occupied. Generally, as the distance from the center of the City increases, the percentage of owner occupancy increases, while the vacancy rate decreases.

In regard to types of housing, single family predominates with 72% of the units. Many census tracts contain concentrations of single family units of over 90%. Two-family units comprise 10% of the City-wide total. Multi-family structures make up 17% of the dwelling units, with some census tracts composed of 50% or more with units of this type.

Classification of structural conditions in the 1976 Housing Condition Study are broken down into four categories: (1). structurally sound (2). needing minor repair (3). needing major repair, and (4). deteriorated, structurally unsound. City-wide figures indicate that 22.1% of the housing stock is in need of major repair or is deteriorated. The pattern of census tracts which have concentrated housing problems greater than the City-wide figures (see figure 4) extends from west to east through the central city

with all census tracts along the east-west railroad lines having disproportionately high numbers of deteriorated housing stock. There are also two tracts on the near northwest side which show severe signs of housing decline. The two census tracts which abut the Central Business District (CBD) have more than 30% of their units in a deteriorated or structurally unsound condition with more than 50% of the units in each tract needing major repair. There are three inner city tracts which have more than 20% of their housing units in a deteriorated condition and all of these areas have at least 50% of their units falling in the deteriorated or in need of major repair categories.

An indicator of inner city abandonment can be observed in the number of vacant housing units. While the 1977 City-wide vacancy rate is 6%, there are seven inner city census tracts that are substantially higher (9% or more) than that percentage. The highest vacancy rate in any tract is 30.2%.

The 1970 Census reveals that 3,608 of the 61,377 occupied housing units located within the City of Fort Wayne are over-crowded. These figures indicate that 5.9% of the occupied housing units in the City are over crowded.

The 1970 City-wide median housing value is \$13,834. While many census tracts in the first and second ring of the City fall under this median housing value, there are several other conclusions to be reached using the figures available. Census tracts in the northeast quadrant of the City are all above the median with one exception, and this tract falls only \$400 below the median. The major portion of housing drastically below the median (25% or more) is concentrated in sixteen census tracts within the inner city or in neighborhoods contiguous to that area.

PART II
COMMUNITY DEVELOPMENT AND HOUSING NEEDS

The basic information described previously indicates a number of patterns and characteristics that have emerged as problems for the City. Additionally, other more detailed data which is simply too voluminous for a document such as this amplifies many of the general problems specifically on a neighborhood level. The problems, both general and specific, must be addressed if Fort Wayne is to assure itself of overall viability as a major urban center in the future. In this section, areas with significant concentrations of lower income residents and physical condition problems will be specifically identified and a summary of the City's major community and neighborhood improvement needs will be summarized.

IDENTIFICATION OF DECLINING AREAS

A logical way of determining concentration areas of the low and moderate income households and physical deterioration is to individually determine the criteria which would indicate such concentrations. Income, unemployment, public assistance and housing indicators should substantiate areas of concentration.

Median Family Income

The median family income in the Fort Wayne SMSA according to 1970 Census data was \$11,010. There were 14 census tracts which ranked at 80% or less than the median for the area. Census Tract 2, which makes up the State Hospital and Training Center, was one of these. Basically, then,

there are 13 non-institutional tracts in the 80% or less classification.

Table 1 lists the comparative rank of those 13 tracts.

Table 1
1970 MEDIAN FAMILY INCOME

<u>Rank</u>	<u>Census Tract</u>	<u>Median Income</u>
1	12	5,152
2	14	6,714
3	11	7,222
4	18	7,291
5	17	7,488
6	13	7,578
7	19	7,633
8	16	8,066
9	10	8,208
10	27	8,413
11	115	8,500
12	20	8,546
13	22	8,694

More recently, 1974 data collected by R. L. Polk & Co. showed that the 13 lowest median income tracts had changed in four instances. Tracts 11, 13, 115 and 22 had been replaced by tracts 6, 15, 21 and 28. The explanation for the drop in rank of all four can be accounted for. Tract 13, which is the eastern half of the CBD, had two high-rent, high-rise apartment buildings constructed which brought higher income residents back to the area. Tracts 115 and 22 are on the far western and south sides and the areas near the city limits in each tract had major new housing developments to raise the average income. Tract 22 fell from 13th position, the last in the 1970 80% and under classification, to 15th position on the Polk Survey. The four new tracts in the Polk Survey are all inner city tracts with none of the four contiguous to the CBD, showing the outward spread of low and moderate income population concentrations.

Housing value can also be used to determine changes since the 1970 census in the geographic distribution of low and moderate income persons. The correlation between census tract median family income and census tract median housing value in 1970 is high enough ($r = .8$) to support the use of linear regression to estimate 1975 median income from 1975 housing value data. Such an analysis was done using 1975 housing sales data and results were expressed as a proportion of the city median income. Tracts 6, 10, 12, 13, 16, 17, 19, 28 and 29 showed an estimated 1975 median income that was 80% or less of the city's. No data was available for tracts 14, 15, 18 and 27; however, the fact that no information was available for housing sales through Fort Wayne's major realtors suggest that these tracts experience low housing values and low median incomes. Other recent information on income tends to support this assertion.

Families Below Poverty Level

The percentage of families below poverty level for the City of Fort Wayne in 1970 was 6.2. For the SMSA, the rate was a lower 5.1%. There were 17 census tracts above 6.2% with the highest being 23.1% in census tract 14. With the exception of census tract 2 (which incorporates the State Hospital and Training Center) there is a definite concentration of poverty in the census tracts which comprise the remaining areas. Three tracts which border the St. Mary's River to the west (tracts 22, 10 and 6) and all first ring tracts are part of this group. Also included is tract 7, which is immediately north of tract 6; this area being the only one in the second ring of the City. The other tracts with great percentages of families below poverty level are 11 through 20, 27 and 28, with these areas forming an uninterrupted path across the central city encompassing most of the first ring area.

Unemployment

Unemployment figures substantiate the pattern of concentration of low and moderate income households in the areas mentioned above. All but four of the 17 tracts also have unemployment rates above the city median rate. The four tracts not included are 13, 19, 10 and 7. Of the four omitted, one tract makes up more than half of the Central Business District. Seven of the remaining thirteen fall in the second ring of census tracts.

Welfare and Food Stamp Recipients

To reinforce the concept of heavy concentration of the low and moderate income households, current figures on welfare recipients and food stamp recipients for a one year period ending in November, 1977 show that the same census tracts are represented.

Table 2
WELFARE AND FOOD STAMP RECIPIENTS

November 1976 to November 1977

<u>WELFARE</u>			<u>FOOD STAMPS</u>		
<u>Rank</u>	<u>Census Tract</u>	<u>Recipients per 1000 pop.</u>	<u>Rank</u>	<u>Census Tract</u>	<u>Recipients per 1000 pop.</u>
1	18	238.7	1	18	183.5
2	17	231.8	2	17	169.1
3	27	163.9	3	12	164.5
4	14	155.6	4	19	132.1
5	28	152.3	5	14	117.7
6	13	149.1	6	13	108.8
7	15	140.1	7	16	104.1
8	19	139.7	8	27	103.5
9	16	127.8	9	6	100.0
10	12	110.5	10	15	95.5
11	22	84.5	11	28	82.2
12	6	73.0	12	10	75.0
13	21	70.6	13	22	74.2

Housing Conditions

Housing condition data can be compared from the 1972 survey completed by the Department of Community Development and Planning and the 1976 survey estimating number of units needing rehabilitation. The correlation by tract of the conditions over four years reinforce the problem of poor quality housing stock in several areas and point out the signs of deterioration which are beginning to affect tracts near the central city.

Included in the table from both years are census tracts which have more than 25% of the housing stock in need of major repair. As homes have been rehabilitated and deteriorated structures demolished over the past four years, the percentage of structures needing repair has diminished. The two census tracts which do not appear on the 1972 table are tracts 27 and 28. These two tracts are directly south of tracts 17 and 18, indicating that blight is spreading south from tracts 17 and 18. There are four census tracts which do not appear on the 1976 condition survey, but all four tracts have greater than 19% of their units in need of rehabilitation.

TABLE 3
HOUSING CONDITIONS, 1972 - 1976

1972 SURVEY					1976 SURVEY		
Rank	Census Tract	Needing Major Repair	Deteriorated	Total	Census Tract	Units Needing Rehab. ¹	
1	6	73.3%	20.7%	94.0%	14	57.87%	
2	19	66.9	22.3	89.2	18	47.65	
3	14	54.5	32.1	86.6	17	44.92	
4	12	50.3	31.0	81.3	12	44.31	
5	21	47.5	8.8	56.3	10	44.06	
6	13	24.8	26.8	51.6	13	43.00	
7	7	37.3	11.2	48.5	15	42.01	
8	15	40.6	5.4	46.0	6	41.07	
9	20	41.6	2.0	43.6	19	38.11	
10	16	25.8	12.1	37.9	27	37.82	
11	18	29.3	8.1	37.4	16	37.48	
12	4	35.4	0.8	36.2	11	31.71	
13	17	21.5	8.9	30.4	28	28.70	
14	22	22.8	3.7	26.5			
15	10	22.1	4.3	26.4			
16	11	22.4	3.9	26.3			

Housing Values and Resale Prices

The 1970 census indicates that the median housing value city-wide was \$13,834. There were fifteen census tracts which had an average housing value 20% or more below this median value. They are ranked from lowest value to highest in Table 4. The second section of Table 4 indicates the 1975 average selling price for single family dwelling units. While data is not available for four inner-city tracts, it can safely be assumed that these tracts fall within the fifteen lowest resale value census tracts. Of the fifteen tracts, all but one falls below the \$13,834 median value of 1970, which indicates that while housing costs elsewhere have gone up drastically over the period 1970-1975, viable housing stock values in these tracts have stagnated, showing a relative disinvestment in these areas.

¹Includes only structures needing major repair and in deteriorated condition.

In comparing housing stock which ranks low in both years, it is evident that several tracts are showing marked improvement in resale value, while others are barely holding at the levels of 1970. Some tracts (for example, 13 and 28) are actually losing value. The selling figures of 1975 must be further qualified by pointing out that the houses which are sold are considered better mortgage risks and therefore, if anything, imply a value probably higher than a true average for these areas.

Table 4
COMPARISON OF HOUSING VALUE, 1970 - 1975

<u>Housing Value, 1970 Census</u>			<u>Selling Prices, 1975</u>		
<u>Ranking</u>	<u>Census Tract</u>	<u>Avg. Value</u>	<u>Ranking</u>	<u>Census Tract</u>	<u>Avg. Price</u>
1	19	\$ 6,700	1	13	\$ 4,900
2	14	7,100	2	17	7,800
3	17	7,200	3	28	8,700
4	18	7,800	4	12	9,500
5	10	7,800	5	16	10,500
6	13	7,900	6	19	11,600
7	16	8,100	7	10	12,200
8	6	8,100	8	6	13,400
9	15	8,200	9	29	13,400
10	12	9,200	10	20	13,800
11	11	9,400	11	21	14,100
12	27	9,700			
13	28	10,200			
14	20	10,800			
15	21	9,600			

(Four census tracts which do not appear because of lack of data, but would probably appear in the lowest 15 ranking are tracts 14, 15, 27 and 18)

Housing Vacancy Rates

Vacancy rates city-wide have increased 50% over the four year period between 1970 and 1974. Listed in the two sections of Table 5 are tracts with a percentage of 25% or more over the city average. The city-wide vacancy rate has gone from 6% to approximately 9.5%. As evidenced by the table, the top four census tracts remained the same, with a change in order.

Most disturbing, however, is the percentage increase in the majority of the census tracts and the appearance of four new tracts in the 1974 rankings. These tracts are adjacent to central city neighborhoods which are presently involved in Community Development programs. This information reflects disinvestment, flight and lack of a solid housing market in the areas contiguous to the inner city.

Table 5
COMPARISON OF VACANCY RATES, 1970 - 1974

<u>Vacancies, 1970 Census</u>			<u>Vacancies, 1974 R.L. Polk Survey</u>		
<u>Rank</u>	<u>Census Tract</u>	<u>Vacant</u>	<u>Rank</u>	<u>Census Tract</u>	<u>Vacant</u>
1	13	30.2%	1	18	33.0%
2	14	20.2	2	14	27.4
3	18	17.1	3	17	23.5
4	17	16.8	4	13	22.6
5	12	13.2	5	19	22.2
6	19	11.5	6	27	19.9
7	11	9.7	7	15	19.8
8	108.01	8.7	8	12	17.0
9	108.02	8.7	9	11	15.8
10	27	8.6	10	6	15.4
11	20	8.3	11	28	14.2
12	10	7.9	12	16	14.0
13	6	7.4	13	21	13.3
			14	20	13.0
			15	10	12.8

Demolition Activity

The demolition program of the City is consistent with the Structural Condition Survey of 1972. For the year 1977, the tracts which received the greatest number of demolitions were (in descending order) 14, 17, 13, 18, 15, 27, 28, 16, 12 and 19. While several tracts with critical housing conditions do not appear on this listing, most have been included in a concentrated demolition program during the years 1972-1976.

Figures indicate that the percentage of deteriorated housing units has been drastically reduced in several census tracts. This, of course, results in a smaller housing stock but one which is in better overall condition, making a rehabilitation program more workable. However, in certain areas of the city, the large amount of demolition activity has had the effect of destroying the residential integrity of a neighborhood by creating a situation in which a few standard housing units remain in a block, which is characterized by basically undeveloped land. Compatible redevelopment of this unutilized land is important if preservation of the remaining standard housing units is to be encouraged.

COMMUNITY DEVELOPMENT AND HOUSING NEEDS

General Community Development Needs

The needs for community development and housing improvement in Fort Wayne are varied, but all relate to an overall need, both locally and nationally, to address the problem of urban decline. This problem is particularly evident in the plight of low and moderate income residents of the City and the concentration of them in declining areas. A summary of the City's needs can be grouped into general needs, housing needs, public improvement needs, economic development needs and individual needs of declining neighborhoods.

In addressing urban decline in Fort Wayne, there are four general needs for focusing community development attention. First, neighborhoods which have suffered from serious deterioration, but still have a potentially viable physical structure, need to be stabilized and ultimately rehabilitated. Secondly, neighborhoods that are still basically sound need to be preserved so that isolated problems do not cause them to deteriorate. Third, in

limited areas where physical blight and social distress has reached the point that existing infrastructure cannot be reasonably salvaged, there is a need to redevelop for new uses or functions. Finally, there is a need to counteract the economic imbalance resulting from excessive investment in developing fringe areas of the City while disinvestment occurs near its center.

Neighborhood Revitalization Needs

At present, there are seven neighborhoods which have significant improvement needs (see Figure 5) that are being addressed. The seven neighborhoods are Oxford, Hanna-Creighton, LaRez, East Central, West Central, Nebraska and Northwest Central. All of these neighborhoods are experiencing significant decline and all have a significant concentration of low and moderate income persons (see Figure 6). Other neighborhoods outside these areas also have significant needs that cannot be addressed in as much detail until planning activities progress further.

Oxford. Oxford is a near southeast residential neighborhood which encompasses all of census tract 28 and the eastern half of tract 27, plus approximately one-quarter of census tract 30. Social and economic transition in the Oxford neighborhood over the last decade has resulted in increasing concentration of low income families, higher vacancy rates, and an increase in the frequency of substandard housing. These factors have effected the neighborhood image to the extent that housing values have stabilized or, in some cases, even declined in the last decade. Combined with the rapid appreciation of housing values in other areas of Fort Wayne, the effective housing values in Oxford have suffered dramatically. Continued white flight

from this neighborhood has accelerated the disinvestment trends which have appeared over the last decade.

There is a real need for some type of fair housing assistance to help restore confidence in the neighborhood and to alter it's image. Private investments can then be committed in a climate that will see real estate values appreciate, rather than stagnate or decrease. Coupled with strategically placed capital improvements and rehabilitation loans to complement or direct private investment, the image of the neighborhood can be changed to reflect a positive feeling and create an environment which is conducive to reasonably safe and secure housing investments.

Hanna-Creighton. The Hanna-Creighton neighborhood is in census tract 17 and a portion of census tract 16, with three other target neighborhoods bounding it. Blight and decline has affected segments of the neighborhood in varying degrees. The placement of two housing projects in the northern part of the neighborhood and the increased activity in demolition and relocation throughout the neighborhood has created a poor neighborhood image from a city-wide prospectus.

The southwest sector of the neighborhood is the area in most critical need of attention. Failure to address the needs of this sector in the very near future will have a dramatic impact on the ability of this quadrant to cope with it's problems, the selection of alternatives to address it's problems, the likelihood of prudent expenditures of public monies, and the ability to attract private investments to complement public investments. Ignoring these needs could result in severe impacts on the remaining strong components of this sector, thus resulting in no alternative but total clearance.

The southeast and northeast sectors of the neighborhood are not as seriously affected by blight and, as a result, only limited measures must

be applied to detour more serious problems. Public monies, needed to stimulate private investments could be utilized to direct desirable trends in these quadrants.

Pontiac Street has had a disinvestment in commercial facilities during the last decade. Through a cooperative effort shared by Oxford, Hanna-Creighton and LaRez neighborhoods, the commercial investment atmosphere of Pontiac Street could be heightened.

The sparsely developed industrial land in the northern section of the neighborhood needs to be reinforced. Strengthening of this industrial base would create additional job opportunities for nearby neighborhood residents and also help strengthen the City's tax base.

There is a great need for strong community organization, with a resolve stirred in the residents to face the pressing social problems which plague the neighborhood. The percentage of low and moderate income people in the neighborhood is high, with a corresponding need to make them aware of the varied types of assistance available through the City.

East Central. The East Central neighborhood is adjacent to the CBD. The neighborhood encompasses half of tract 13 and all of tract 14. The structures in this particular area are some of the oldest in the City. The problems and needs experienced by many neighborhoods so close to a CBD are present in East Central. The need for extensive housing rehabilitation and construction as well as capital improvements is acute. While some private investment has taken place, the need for more involvement exists. High crime rates, land use conflicts, major arterials cutting through the area and the loss of retail services are additional problems which require attention and action.

LaRez. The LaRez neighborhood is in census tract 18, adjacent to the

Central Business District. An abnormal amount of the housing structures in the area are abandoned. Much of the area is severely blighted and in need of major housing rehabilitation. This neighborhood has lost much of it's housing stock to demolition and it's unsightly nature is due, in some part, to poor reuse of this land.

To restore interest in the neighborhood, action must be taken to strengthen the image of the area and to promote incentives for homeownership of the abnormal amount of abandoned housing units. Extensive capital improvements are needed where housing stock is viable. Action is sorely needed to rehabilitate and preserve the remaining housing stock in the area. Undeveloped lots must be reused to complement the existing residential area. Finally, efforts are urgently needed to reduce the frequency of crime in the neighborhood.

Nebraska. The Nebraska neighborhood is located on the near west side of the City to the north and west of the St. Mary's river. The area is in census tract 10 and part of census tract 9. A negative factor in the desirability of the neighborhood is it's poor mix of land use and the inordinate number of railroad lines which intersect the area. The condition of sidewalks, streets, curbs, and street lighting is deplorable in much of the neighborhood, as many of these items are among the oldest in the northern portion of the City.

There are pockets of poor housing in the neighborhood which need stringent maintenance or improvement. Capital improvement expenditures will be large if they are to keep pace with the needed housing rehabilitation. Some type of economic development is needed to revitalize the dying commercial corridors of the area. For the neighborhood to remain viable, there is a continuing need to insure the co-existence of the residential nature of

the area with it's high industrial usage.

West Central. The West Central neighborhood is adjacent to the CBD on the west. It's boundaries are within census tracts 11 and 12. The variation of types, size and concentration of housing stock in this neighborhood is unique. The area is the oldest on the west side of Fort Wayne.

Large sections of West Central are in need of housing rehabilitation and preservation, as much of the housing stock has fallen into disrepair. Supportive capital improvements are needed in most residential sub-sections of the neighborhood. Some action must also be taken to maintain a historically significant section of the neighborhood. Commerical encroachment at the expense of the neighborhood's traditional residential function needs to be stopped. Commercial activities along Broadway must be strengthened and reinforced to serve the consumer needs of nearby residential areas. Due to the fact that the major east-west arterials pass through West Central, a number of land use, circulation and noise problems need to be resolved.

Northwest Central. Northwest Central is located just north of the CBD. The neighborhood encompasses all of census tract 6 and the southern part of census tract 7.

The extreme southern section of the neighborhood needs extensive rehabilitation, consisting of housing improvements, selective demolition, and public improvements. Some areas in the middle of the neighborhood show signs of needing limited rehabilitation before decline spreads into them from the south. The Wells Street corridor has the potential for being a viable commercial strip but there is a need for reinvestment from both the private and public sectors if this is to become a reality.

Other Neighborhoods. There are other neighborhoods contiguous to these areas which are experiencing similar decline and deterioration problems. These areas generally lie to the south of West Central and the CBD,

as well as to the north and east of East Central. Needs in these areas most likely include housing improvement, public improvements, elimination of land use conflicts, improved services to the population, incentives for prospective homeowners to invest in the neighborhood, and occasionally some type of economic activity stimulation. However, it is not possible at this time to state the needs in these areas in as detailed a manner until neighborhood-level planning activity begins in them. The City must focus its neighborhood revitalization efforts on fulfilling the needs of present target neighborhoods in a reasonable time frame, prior to undertaking new target areas which would dilute the effects of limited public resources.

COMMUNITY HOUSING NEEDS

The housing deterioration that is part of the urban decline process relates to a number of needs concerning housing quality, supply, and market. Housing quality needs are the rehabilitation of deteriorating structures, elimination of dilapidated housing, and preservation of standard units. Housing supply needs are the addition of good quality new units to the housing stock, particularly for lower income households. Housing market needs include economic assistance for lower income households in maintenance and rehabilitation of housing, a better economic mixture of dwellers in the central city, greater private investment and financing activity in the central city, increased housing value in declining residential areas, encouragement of homeownership, a decrease in vacancy rates in central city neighborhoods, and a general balance of housing investment activity throughout the City.

COMMUNITY NEEDS FOR PUBLIC FACILITIES AND IMPROVEMENTS

Public improvement needs involve facilities, infrastructure, safety and welfare and coordination of land development activity. Public facilities such as community centers, parks and recreation facilities, libraries or other similar items need improvement or at time, construction. Public improvements are needed in the Central Business District to encourage reinvestment in the area, thus creating an increased employment base near low and moderate income families and a strengthened retail base within walking distance of low and moderate income neighborhoods. Infrastructure components such as streets, curbs, sidewalks, utility lines and street lighting also need to be improved, constructed or reconstructed in many deteriorating neighborhoods, as well as on a spot basis in stable neighborhoods. Crime prevention investments and actions are needed in certain neighborhoods to restore the residents' confidence and trust. Finally, public coordination of improvements is needed in order to prevent duplication of services and avoid conflicting investments.

ECONOMIC DEVELOPMENT NEEDS

The economic development needs of the City can be divided into three basic categories: lack of opportunities for area residents, especially those persons who are presently disadvantaged; a stabilization of economic activity in the central city; and the necessity to check the rising cost of living in the City to alleviate the hardship on the large percentage of low and moderate income residents of the area who are least able to cope with these problems.

There is a basic need for increased job opportunities which are accessible to low income people. Job training to teach marketable skills,

which will lead to higher wages must also be provided for those individuals most in need of employment. Fort Wayne must more actively solicit industrial movement into the area, while maintaining existing industries. Local employers should be encouraged to expand locally, creating more employment opportunities within the City. It is essential that an inventory of industrial land and available industrial buildings take place to determine more accurately economic resources and needs.

The basic economic stabilization need is to reverse the trend of out-migration of business from the central city (particularly the CBD) to the fringe areas. While much of this is an attitudinal problem, there are factors which must be dealt with to reverse this type of thinking. The erosion of the City's industrial tax base must be stemmed. Action to encourage industries to locate in Fort Wayne is essential. To maintain attractive commercial and industrial sites, capital improvements are needed to make inner city areas competitive with new sites in the outlying areas. A set of locational incentives are also necessary. Because of severe decline in the CBD, an extensive rehabilitation and redevelopment effort in this area is essential. Neighborhood commercial nodes are also in need of revitalization programs if total neighborhood revitalization is to be realized.

Finally, there is a need to effectively lower the rising cost of food, clothing, and shelter to the lower income households of the City. Fulfillment of this need would help minimize the physical distress experienced in areas with high concentrations of such households.

PART III

COMPREHENSIVE COMMUNITY DEVELOPMENT STRATEGY

Fort Wayne's Community Development Strategy addresses the specific elements of housing and neighborhood needs, as well as the more complex process termed neighborhood decline. In order to meet the community development and housing needs identified for Fort Wayne, the City's strategy is heavily oriented to a neighborhood approach. Fort Wayne's present strategy involves concentration of neighborhood improvement efforts in the core of neighborhoods near the center of the City, with limited resources available for use at places of critical need outside those neighborhoods.

As specific physical and social components of neighborhoods deteriorate, so does the neighborhood as a viable place of living. Conversely, as the general environment declines so do the component parts. These relationships are not always proportional, since the elements change at varying speeds and intensity within neighborhoods. The entire process is cumulative and comprehensive in that once critical land use, housing, infrastructure, economic and social components begin to collapse, the entire neighborhood experiences decline.

Continued comprehensive planning activities, on the neighborhood and city-wide level, are essential in order to better define community development priorities in future program years. By addressing the unique characteristics and needs of each neighborhood, different emphasis can be placed on individual neighborhood improvement efforts, in order to design a program which will effectively and efficiently address the weaknesses and preserve the strengths of each neighborhood. Thus, each neighborhood strategy will draw from the same eligible programs but in varying degrees and emphasis.

GENERAL STRATEGY

The city-wide strategy distinguishes between levels of decline and proposes appropriate actions. There are four general sets of objectives or activities; Neighborhood preservation, neighborhood stabilization and revitalization, redevelopment, and the promotion of balanced growth in the City. Neighborhood preservation activities are designed to stop blight and deterioration in stable neighborhood areas where initial decline is evidenced by spot housing deterioration, aging public facilities, stagnant or dropping housing values, some population change, increasing concentration of low income residents, little new investment and a general weakening of vitality. Neighborhood stabilization and revitalization activities are intended for neighborhoods which still have the potential for being viable and decent living environments. These areas are experiencing decline from population loss, lack of new private investment, deteriorating or inadequate public facilities, marked housing deterioration, frequent and increasing examples of structural and environmental blight, high concentrations of low and moderate income people who are unable to secure decent housing, declining physical and social amenities, and a general lack of confidence in the neighborhood. Redevelopment activities should apply to small areas in residential neighborhoods where deterioration has been so extensive that rehabilitation is not feasible, as well as to larger scale undertakings to revitalize the CBD. Finally, the extremes of deterioration and decline in some parts of the City, while other areas experience growth and investment, demand the development of policies and programs that better balance this growth so that the entire City is in a more sound physical and economic condition.

Preserve Basically Stable Neighborhoods

There are many neighborhoods in the City that are still stable but are beginning to show limited signs of decline. These neighborhoods tend to form the second ring of residential areas around the inner-city. They are still decent environments and possess significant residential resources in terms of housing and amenities. However, their future health cannot be assumed so supportive actions are necessary.

Community Development activities in these areas have the basic goal of keeping them as viable residential neighborhoods. More specifically, this entails maintaining the residential character of the land uses, strict maintenance of housing quality, returning substandard housing to the standard classification, eliminating structural blight, preserving general environmental quality, and encouraging continued private investment in housing.

These long-term objectives can best be achieved with a comprehensive approach. First, there should be a city-wide neighborhood analysis to accurately determine current conditions and change. Neighborhoods can then be targeted for specific planning and program analysis. Specific neighborhood planning needs would be addressed through the preparation of comprehensive neighborhood plans. Maintaining long-term viability as residential areas should be the overriding objective to be addressed. The plan should identify related land use, capital improvement, housing improvement and economic development needs of the neighborhood and activities to meet those needs. These plans will facilitate the preparation of future Community Development strategies and programs.

To assist housing maintenance in these areas, Community Development Block Grant funds should be used for rehabilitation financing. This will help deal with the problem of spot deterioration in otherwise sound areas.

Code enforcement would be available to prevent deterioration from becoming widespread. Exterior house painting would be provided for those who cannot afford to perform this aspect of maintenance.

Although environmental blight is not rampant in areas needing preservation it is more than a simple nuisance. Therefore, resources should be made available in several key areas to help residents carry out improvement projects such as alley clean-ups. Additionally, weed control and general sanitation ordinances must be enforced in a systematic manner.

General Land use patterns must support residential stability. Both the comprehensive neighborhood plans, in specific terms, and the City's comprehensive plan, in policy terms, will articulate strategies for attaining this goal. Inclusion of these strategies in the City comprehensive plan will enable decision making in many areas (such as zoning and transportation) to be sensitive to preservation needs.

As the City grows, second-ring neighborhoods often experience declining income levels, a less favorable investment climate, and encroaching blight. Through its comprehensive planning process, Fort Wayne will be developing policies and programs to balance growth. Neighborhood preservation areas would probably be the first beneficiaries when that objective begins to be realized.

Stabilize and Begin to Revitalize Deteriorating Neighborhoods Near the Downtown Area

In Fort Wayne, neighborhood decline, as expressed in the deterioration of physical and social resources, is concentrated in neighborhoods surrounding the CBD. (see Figure 6). The large supply of housing in these areas is threatened by blight and the general environment is plagued with problems and certainly lacking in many facilities and amenities that make neigh-

borhoods decent places to live. Although the processes of decline have been going on for many years, and are severe in some cases, these central city neighborhoods already contain many standard housing units, provide decent housing for many people, especially low and moderate income persons, have strengths and have the physical or social potential for becoming viable residential neighborhoods. With their substantial housing stock, public facilities, and central location, these neighborhoods are at the core of the community's geographic and historical identity. Consequently, the bulk of the City's community development effort must be directed at their stabilization and revitalization.

Types of Revitalization As much as they are alike, these neighborhoods do vary in their degree of deterioration. Therefore, the basic neighborhood strategy program has to be adjusted to fit the particular needs of the neighborhoods. One method is extensive rehabilitation. This activity is for neighborhoods with particularly severe needs. The main goal is to stop the spread of blight, stabilize portions of the neighborhoods, and provide needed assistance, especially to low and moderate income residents. A great deal must be directly done through public action before conditions reach the point where revitalization can be thoroughly carried out by private efforts. A second basic method is where revitalization efforts build on already strong resources. Trouble spots are stabilized and brought up to the quality of stronger areas. This should create a climate where private efforts can be seen as having a reasonable chance for taking hold and completing the revitalization process. Leveraging of private capital is more likely to occur. While the process is the same, the time and amount of assistance required is not. Finally, there are neighborhoods or portions of neighborhoods where physical decline is combined with rapid economic and racial transition. Here the aim is to

stabilize the physical and social environment. Efforts to strengthen the housing market become crucial.

Identification of Target Neighborhoods Seven central city neighborhoods have been selected as neighborhood strategy areas. They are all experiencing considerable physical and economic decline although it has occurred in varying degrees between each and within their own boundaries. Two are former Neighborhood Development Program (NDP) neighborhoods (East and West Central) and one is undergoing rapid social transition (Oxford). Hanna-Creighton is bounded on all sides by deterioration. LaRez, Nebraska and Northwest Central show decline but are adjacent to stable areas. Thus, their future is crucial to the still mostly stable second-ring neighborhoods. All of these neighborhoods are old and, along with the CBD, form the core of Fort Wayne. They provide much of the City's housing stock, especially for low and moderate income persons, and their prospects as viable residential areas mean a great deal to the whole community.

Detailed Revitalization Objectives The stabilization and revitalization strategy aims to achieve the long-term objectives of conserving and improving the housing supply; assisting low and moderate income people to secure and maintain decent housing; encouraging a social and economic mixture of central city residents; creating a decent living environment by direct action to provide and maintain adequate public facilities, eliminate blight, expand economic opportunities, foster economic development, promote reinvestment by the private and public sectors, stabilize the housing market, encourage a geographically balanced economic mix, halt massive social transitions, retain population, protect and develop residentially supportive land use relationships and develop resident and community confidence in the neighborhoods and their future. While these are major long-term objectives, they represent an effort to come to terms

with the wide range of factors that are resulting in decline. Not all can be directly achieved. Some overlap and their attainment will help bring about the others. Yet, each is important and necessary for building decent and viable neighborhoods.

A principal objective is improving the condition of the existing housing stock. Over 1,150 housing units should be rehabilitated in the next three years. This will require rehabilitation programs to assist homeowners and landlords, housing code enforcement, direct rehabilitation of vacant, deteriorated units, and the stimulation of private interest in getting housing up to code by general neighborhood improvement that shows that conditions are improving.

Concurrent with the improvement of deteriorating housing, it is necessary to ensure the maintenance of standard housing. Housing improvement financing should be available for general property improvements as well as code compliance. The housing code must be enforced to keep decent units from deteriorating. Lending institutions should be involved in central city housing maintenance and improvement through loan leveraging. This should have the benefit of expanding their central city commitment and thereby encouraging their continuing investment. In turn, the flow of funds should expand for maintenance, rehabilitation and general improvement. Many people, especially the elderly, own decent housing but find it difficult to maintain. They could be directly assisted in maintenance activities such as exterior painting. Private Maintenance efforts, which represent significant fiscal investment, would be supported by improvements to the overall environment including open areas and public facilities. The program aim of attempting to keep population in the central city can cut into the vacancy rates and thereby cut down on the deterioration of sound units caused by vandals or the lack of care that comes

from lack of use.

A related housing quality objective is the provision of more standard housing, especially for low and moderate income persons. Clearly, the rehabilitation of substandard units will help accomplish this. New housing should also be developed. Ownership opportunities should be increased by making deteriorated but saveable structures available for those with the ability to carry out rehabilitation and maintenance. Housing counseling is a necessary public service to support this objective. People need assistance in securing housing, learning how to be effective homeowners, avoiding defaulting on their mortgages, and being involved with a housing rehabilitation program. The enforcement of fair housing laws should be pursued, which will help some people obtain decent housing under more favorable conditions than otherwise possible. Expanded economic opportunities for low and moderate income persons will give people the needed financial capacity for securing and maintaining decent housing. Finally, part of the City's planning program is a housing component which will be used to continuously assess conditions and identify methods for securing and locating more housing for those with special needs.

The stabilization of the housing market is an important long-term objective that requires a comprehensive approach. General improvement will help stop the plummeting of housing values, thereby protecting current investments and encouraging new investment. As lending institutions expand their commitment to the neighborhoods through loan leveraging, they will have more reasons to support the mortgage market and protect their already existing home improvement and mortgage investment. Rehabilitation financing will give some people an incentive to stay in the neighborhoods. Stability of residents should add to overall neighborhood stability, making those

areas better places to invest for housing. Comprehensive city planning can help by promoting policies supportive of balanced growth. The City as a whole should benefit from the more even growth that could replace the current growth and abandonment pattern occurring in the fringe areas and the central city, respectively.

Public facilities must be adequate and well maintained to have a supportive physical environment. Needed facilities, such as parks and residential street lights, should be installed as planning dictates. Deteriorating curbs, sidewalks and alleys should be replaced as resources allow. Whenever appropriate these elements may be redesigned to solve identified neighborhood aesthetic problems, thereby making the declining neighborhoods more liveable. These improvements should be strategically focused into special impact areas in order to enhance the accompanying concentrated code enforcement and housing rehabilitation financing. This is intended to bring about readily visible, substantial improvements that should help build resident confidence. Comprehensive neighborhood plans containing an analysis of and recommendations for public facilities must be prepared for each neighborhood strategy area. These plans can suggest solutions to problems and special opportunities in the public facility infrastructure. A realistic implementation schedule would serve as a guidepoint so that plans can lead to actual improvements in the ways the neighborhoods function.

Environmental blight has to be removed from the neighborhoods. This can be accomplished by strong enforcement of existing city weed control and general sanitation ordinances by the City-County Board of Health. Some direct clean-up must be undertaken but more emphasis will be placed on providing the physical and material resources to assist residents in

cleaning their own property. Special improvement projects for vacant lots could also be undertaken. Comprehensive neighborhood planning can be used to identify projects and opportunities in the areas of public open space as well as the development and use of natural resources in such a manner as to complement the residential environment.

Physical blight has to be eliminated from declining neighborhoods. Demolition would be used when there is no feasible way to rehabilitate a housing structure. Vacant and badly deteriorated housing structures can be recirculated through homesteading or acquisition and direct rehabilitation. Economic development activities can do the same for commercial structures. Badly deteriorated public facilities (curbs, sidewalks, etc.) should be repaired or replaced.

A fundamental long-term objective is to stimulate increased levels of public and private investment. Community Development funds are not sufficient for all needed physical development. It is important to realize that decline is a direct manifestation of a lack of investment. This dynamic must be turned back and revitalization achieved through re-investment. The housing rehabilitation financing objective depends upon homeowner investment in structural improvements. Rehabilitation loan money leveraged through the City's lending institutions can provide a greatly expanded resource to allow this reinvestment. Other tools, such as site value taxation, should also induce more investment in neighborhoods. Concentrated improvements in impact areas should spur on private investment by creating success areas in each neighborhood. Comprehensive neighborhood planning would identify needed public investments. The City's comprehensive planning process should include an examination of policies that could lead to increased investment in the central city.

Economic development at the neighborhood level is another long-term objective of the City's strategy. Neighborhood businesses should be given access to technical assistance, as needed. More significantly, investment incentive packages using resources from such sources as the Small Business Administration or the Economic Development Administration can be put together for revitalizing neighborhood commercial strips, starting neighborhood support businesses, and recycling existing commercial facilities. This will contribute to overall revitalization by involving the entire community and not just residential elements, by bringing new vitality into the neighborhoods, and by creating jobs for residents.

A related economic objective is expanded economic opportunities for low and moderate income residents. Economic development activities can provide jobs. The direct maintenance activity (house painting), the environmental action program and pre-apprenticeship training program will also provide a limited amount of jobs and training through the CETA program, which directly impacts low and moderate income households.

The City's revitalization strategy is not intended to displace lower income people but rather to attempt in bringing about a more balanced income mix. Rehabilitation financing will provide an incentive for middle income people to keep their central city homes. Secondly, these people will be influenced by the general improvements to be undertaken. They can begin to see their central city investments as worth keeping. Indirectly, careful implementation of the strategy can also encourage other middle income people to move into some neighborhoods in order to rehabilitate and utilize housing which is too large to economically maintain by lower income households.

Racial and economic transitions have to be evened out. An excessive number of people fleeing can lead to a collapse of the housing market. This hurts all as the new homeowners may buy inexpensively but the future value of their investment is bleak. Dramatic economic transitions are especially hard on the housing stock as the number of owners drop and maintenance problems are concentrated. To combat this, improvements should be made in a rapid change area. This should show people that the neighborhood does not have to deteriorate when it begins to experience some change. Hopefully, this will have a positive impact on the retention of people and they will be less hesitant to maintain their property at desirable levels.

Another long-term objective that has to do with the movement of people is retention of the City's population. In order to accomplish this, immediate steps have to be taken to create an environment that people will want to stay in by encouraging rehabilitation of housing, providing new housing, eliminating blight, providing adequate public facilities, and increasing private investment. This objective would also be supported by programs and policies implemented through the comprehensive planning process that encourage balanced growth. Such policies could lead to a slowing of the drain of population out of the central city and into the outer ring or fringe areas.

Land use patterns conducive to residential uses have to be protected or created where conflicts exist. As old areas, the central City neighborhoods are replete with certain detrimental mixed uses that are incompatible with sound residential uses. Comprehensive neighborhood planning can directly attack this problem. Neighborhood planning will result in proposed policies to guide future zoning and land use decisions in such a way as to achieve the same objective.

Much of Fort Wayne's revitalization strategy depends upon the actions of private property owners. Therefore, a basic long-term objective is the restoration of resident and community confidence in the future of the central city. Concentrated improvement areas, or impact areas, within neighborhoods will be used to demonstrate that conditions can be changed. Secondly, neighborhood associations will be supported as they work with residents to increase interest and involvement. The associations and residents should be heavily involved in the planning process (both neighborhood and city-wide) so that through participation in decisions concerning their area, they will increase their confidence in their property, their neighborhoods and themselves.

In short, the stabilization and revitalization program has many interrelated and mutually supportive long and short term objectives. It aims for direct improvement, for stimulating private efforts and for creating a climate favorable to positive neighborhood change and development.

Support Redevelopment Actions in the Central Business District and in Certain Neighborhoods

Redevelopment should be used only on a limited basis in small areas of neighborhoods which generally require extensive rehabilitation but have pockets of severe blight and dilapidation. It should also be a major part of the CBD revitalization process. Under the City's Downtown Plan, the entire CBD will be subject to major new development, rehabilitation, public facilities improvement and other interrelated actions.

The objective in residential areas is to bring severely blighted or unused land back into use as sites for housing and other neighborhood support activity. In short term, two Neighborhood Development Program (NDP) sites have already been cleared and reuse of these two sites is in the near

future. Negotiations are nearly complete and construction will begin shortly on 166 units of Section 8 new elderly housing. The other site is centrally located on a main thoroughfare and plans are maturing for building a neighborhood Community Center with a supportive parking area.

Downtown revitalization is intended to restore the CBD as the office, service, entertainment, cultural and general activity core of the City. The CBD also serves as a retail and employment resource for a significant portion of the urban area. These functions are also important functions to conserve, enhance and stimulate. Public and private investment in the CBD is already substantial enough so that revitalization efforts should concentrate on making better use of those facilities and services, thereby slowing the demand for new facilities elsewhere.

Downtown redevelopment should involve land acquisition and re-use; new facilities; rehabilitation of structures; rebuilding parts of the infrastructure such as curbs, sidewalks and lighting; leveraging private investment; encouraging economic development and improving transportation linkages.

Short-range objectives would include the redesign and replacement of public facilities such as curbs and sidewalks to create a more pedestrian oriented environment. Also, such resources as Urban Development Action Grants should be considered to provide a public stimulus for other more substantial private developments proposed. Stimulation of additional private downtown investments could be achieved by complementing the existing Tax Abatement Program and Local Development Corporation with the establishment of a tax increment financing program .

Revitalization of the CBD is a large effort, resulting in the expenditure of monies from many sources. The expenditure of public monies alone to revive the CBD is not the most desirable or efficient means.

Public expenditures should be strategically placed to encourage the commitment of additional private investments in the CBD. Community Development funding is only one source of public monies which can be spent in revitalizing the CBD. Other sources of public monies evolve from local budgetary decisions and other programs offered through the Economic Development Administration and the Department of Housing and Urban Development. The implementation of an Overall Economic Development Program and a Comprehensive Economic Development Strategy will give a common direction to these various funding sources. Economic incentive tools, such as tax abatements, tax increment financing, and local development corporations are designed to generate a greater private investment response to redevelopment of the CBD within the direction identified in the Comprehensive Economic Development Strategy.

Develop Policies Which Promote More Balanced Growth Throughout the City

One thing that negatively affects central city residential neighborhoods and the CBD is the fact that these areas are losing population and investment dollars while the outer ring and suburban fringe areas are experiencing growth. This process not only weakens the central city but also strains the City budget as service costs increase but tax revenues lag. Central city land sits idle, housing ages and is not replaced, commercial activity diminishes and public facilities (curbs, sidewalks, etc.) deteriorate as limited resources are used elsewhere for new items.

One objective of the City's comprehensive plan will be the development of policies to promote balanced growth throughout the entire urban area. The plan will analyze and propose various tools for achieving this goal when future recommendations must be made by the City Plan Commission pertaining to transportation, water and sewage facilities,

changes in the property tax system (site value taxation), annexation, the more efficient use of existing facilities, land use, zoning other regulatory functions, and other activities.

In addition to programs already described that should aid investment and growth in the central city (see Revitalization/Stabilization), a city-wide neighborhood analysis will be undertaken to identify areas for future treatment and attention as more or less cohesive units. This should enable the City to direct development resources at areas before blight and disinvestment become entrenched.

To develop policies for balanced development, comprehensive neighborhood plans will specify policy directions within sub-areas concerning land use patterns, public facilities and services, housing and economic development. Neighborhood plans will address the varying needs in sub-areas both within the central city core and on the developing edge of the City. Each plan will be developed with respect to the City-wide need for more balanced development programs.

NEIGHBORHOOD REVITALIZATION STRATEGY

The long and short term objectives concerning neighborhood revitalization which were described in the earlier section can be further developed into the actual programs, projects and actions necessary for their accomplishment. Although there are any number of program or project types which can be used to carry out these sets of objectives, the City of Fort Wayne in its strategy development has focused on a number of key programs and activities with which to affect neighborhoods needing improvement. These actions are listed and described below.

NEIGHBORHOOD STRATEGY TOOLS FOR TARGET AREAS

Target areas not only have different needs but the intensity of the existing problems also become magnified, or deemphasized, within the total concept of the individual neighborhood environment. To one neighborhood, the paving of a street may be all that is needed to achieve the incentive for rehabilitation of housing structures, while in another neighborhood street paving, code enforcement and financial incentives will only achieve an incentive for rehabilitation to a minimum acceptable level. Consequently, Fort Wayne's Neighborhood Strategy consists of many tools which can be drawn upon in varying degrees to achieve the revitalization of individual neighborhoods. The mixture of these tools into a Neighborhood Revitalization Strategy will consist of the components briefly outlined in the following pages.

Concentrated Housing Code Inspections As the initial step in the City's housing rehabilitation program, code inspection and enforcement is necessary for identifying needed housing improvements and setting in motion rehabilitation. Comprehensive inspections in an impact area, along with complementary capital improvements, encourages owners to invest in their property since it assures some degree of general improvement. Although inspections will be focused in impact areas they will be generally available on a greater than normal frequency in all portions of the revitalization/stabilization neighborhoods. The number of inspections per target area will vary from neighborhood to neighborhood, depending on the total number of housing units and degree of housing deterioration within the neighborhoods. Code inspection and enforcement has been part of the CD Program from the start.

Funding resources:

Community Development Block Grant

Neighborhood Care Housing Rehabilitation Loans and Grants The

Neighborhood Care Program will continue in each comprehensive neighborhood revitalization area. This program provides long-term low interest housing rehabilitation loans for those with limited payback ability. Loans are available throughout neighborhood strategy areas. Coordination with code enforcement and capital improvements in special impact areas is also undertaken to encourage participation in rehabilitation financing programs. Greater efforts will be made to encourage rehabilitation of rental housing through use of the incentives available to landlords. The goal is to rehabilitate approximately 250 units a year with this program.

Funding resources:	Community Development Block Grant Section 312 Rehabilitation Loans Section 8 Lease subsidy program (rental housing only)
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Rehabilitation Subsidies At the present time, the demand for direct loans exceeds the fiscal capacity of Neighborhood Care. The City is presently working with local lending institutions to develop a process for using CDBG funds to leverage private monies for low interest rehabilitation loans. This will increase the loan capacity of Neighborhood Care. It will also actively involve local lenders in the stabilization/revitalization of areas and increase their commitment to the future of those areas. FHA insurance programs can be used as a loan guarantee mechanism in many cases.

Program implementation should be in either the Fifth or Sixth CDBG Program year.

Funding resources:	Community Development Block Grant Private lending institution funds FHA Title I Insurance
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Emergency Housing Rehabilitation Loans This project is the continuation of a program to meet the urgent needs of homeowners with a critical housing defect. Loans are provided to take care of immediate housing problems

that pose a threat to the health or safety of the dweller. Further rehabilitation assistance is provided after the emergency situation is solved. The activity helps maintain decent housing units and supports general rehabilitation. It is anticipated that there will be between 25 to 60 emergency loans made per year under this program.

Funding resources: Community Development Block Grant

Urban Homesteading Homesteading is already a part of the housing rehabilitation program. It helps solve the problem of abandoned housing and makes homeownership possible for many who could otherwise not achieve that goal. Abandoned and deteriorated units are purchased and then turned over at a nominal cost to people who take the responsibility for making needed improvements. When necessary, homesteading rehabilitation loans are also provided. Units are improved, homeownership is made possible, private investment is increased and the housing market is strengthened. Neighborhood Care will purchase between 10 and 15 units per year for this program.

Funding resources: Community Development Block Grant
Revenue Sharing

Acquisition and Direct Rehabilitation Substandard units will be acquired by Neighborhood Care and either directly rehabilitated or demolished. When directly rehabilitated, the units will be used principally for emergency housing and generally returned to standard condition. This saves housing units and helps those with immediate needs. Some of the rehabilitation work will be done by pre-apprentice training program enrollees, thereby helping expand their economic opportunities. Units would be purchased for demolition only as necessary, when low income homeowners are unable to pay for the demolition of a condemned structure, and no other disposition is feasible. Benefits still accrue because existing blight

is eliminated. It is anticipated that several units will be purchased each year for direct rehabilitation and 5 units per year will be acquired for demolition.

Funding resources: Community Development Block Grant
CETA labor

Relocation This activity is a necessary tool for assisting those displaced by demolition. It principally benefits lower income families whose house proves unsuitable for rehabilitation and must be demolished. Relocation helps develop decent housing opportunities, especially for low and moderate income persons, since it gets them out of substandard housing and into decent dwelling units. Between 25 and 50 families will be assisted per year.

Funding resources: Community Development Block Grant
Minimum Housing (local)

Paint Project Low and moderate income elderly and disabled persons are the main program beneficiaries. This program will employ CETA enrollees and use CDBG funds to buy paint for exterior house painting. The program assists home maintenance and has a highly visible and psychologically uplifting effect upon homeowners and neighbors alike. It also employs many neighborhood residents. Between 80 and 120 houses should be painted each year.

Funding resources: Community Development Block Grant
CETA labor

Housing Counseling This activity will provide an opportunity for low and moderate income families to obtain knowledge and information which can help insure their housing stability. Counseling areas include rehabilitation methods and financing, and budget and credit counseling. Information on all available housing programs and opportunities is also given. Assistance is provided to participate in the Neighborhood Care Loan Program, to homesteading applicants, to relocatees, to those seeking housing programs information and to default and delinquency referrals.

Counseling makes rehabilitation program implementation possible. It supports the entire program by dealing with the people who are experiencing problems that result in physical conditions other activities are trying to ameliorate.

Funding resources:	Community Development Block Grant
	HUD housing counseling grant
	Title XX grant

Neighborhood Capital Improvements After the neighborhood association and planners have worked together to determine an impact area, the specific needed site improvements will be planned. The typical capital improvement project includes curb and sidewalk construction, residential lighting installation, and recreational area development. Resident priorities are carefully considered and projects are designed to solve specific problems. These activities improve the general environment and support housing investment.

Funding resources:	Community Development Block Grant
	Revenue Sharing
	City funding
	Property assessments

Neighborhood Environmental Action A variety of activities related to neighborhood environmental improvement will be provided to support housing

improvement activities. Activities involved are special bulk trash pick-ups for elderly, handicapped and female-headed households; clearance of lots vacant from demolished structures; and grading and seeding for open space or special recreational use. Low income CETA workers will be used, and there will also be work participation by neighborhood residents. Residents will participate in planning new environmental improvement actions. These actions will be coordinated with the Weed Control Program and the enforcement of the general sanitation ordinance.

Funding resources: Community Development Block Grant
 CETA
 City-County Health Department

Housing Planning The development of the Housing Assistance Plan (HAP) as well as a City-wide housing element are major activities within this category. The City Housing Plan should identify and document needs for housing of all types, allocate geographically all needed housing and develop implementation procedures or priorities. The HAP should seek to implement City-wide policies by targeting resources and setting goals in the short range.

Funding resources: Community Development Block Grant
 City Budget

Local Development Corporation (LDC) The LDC is a not-for-profit corporation organized for the purpose of promoting and assisting economic development. To achieve this objective the LDC has the following tools available:

- 1) provide direct loans to businesses,
- 2) participate with local banks in providing loans to businesses,
- 3) guarantee bank loans for businesses,
- 4) utilize direct Small Business Administration loans to assist small business,
- 5) provide management advice to businesses, and

6) purchase and develop land for commercial and industrial uses.

Last year was the first year that the LDC received funding to carry out this program. Three LDC's are presently operational.

The assistance of economic development has three effects. First, it eliminates a blighting influence on the neighborhood. Secondly, it revitalizes the neighborhood's commercial area; it's increased economic base provides additional job sources for neighborhood residents as local businesses improve and expand their operation; employment and increased income will allow more residents to secure and maintain decent housing. Finally, it increases economic activity which normally provides greater services and amenities to residents. Consequently, the surrounding neighborhoods become better places to live and become more attractive for private rehabilitation and new investment.

Funding resources:	Community Development Block Grant
	Revenue Sharing
	Small Business Administration
	Private funding
	EDA 302(a) Economic Development Planning Grant

Commercial District Capital Improvements In addition to economic assistance to developing or existing businesses, some older commercial districts within central city neighborhoods require special treatment in the way of capital improvements, selective acquisition and demolition and beautification. This not only serves as an incentive to private investment in structures and businesses, but also provides an attractive commercial environment conducive to neighborhood shopping. It is hoped that initial efforts in this regard can begin within the next year.

Funding resources:	Community Development Block Grant
	City funding
	Property assessments

Downtown Semi-mall Fort Wayne's Downtown Redevelopment Plan includes the construction of a semi-mall in order to increase pedestrian access, beautify, stimulate reinvestment and otherwise revitalize 15 blocks of Calhoun and Wayne Streets, the main commercial streets of the CBD. The semi-mall project would consist of widening sidewalks, reducing on-street parking, construction of mid-block drop-off bays, adjustment of traffic flow, limited installation of street furniture and fixtures and landscaping. This project ties together and complements major Downtown Revitalization Program projects (funded from other sources) such as a civic center, new hotel, Summit Square Office Tower (I & M/People's Bank) and a conservatory/botanical garden.

Funding resources:	Community Development Block Grant
	Urban Development Action Grant
	Redevelopment Bond
	Economic Development Grant
	Revenue Sharing

Economic Development Planning Planning will be required to assist the LDC in identifying the most effective direction to take. In addition, planning will be involved in the follow through of projects and programs proposed in the City's Overall Economic Development Program. Preparation of a Comprehensive Economic Development Strategy (C.E.D.S.) is a prime responsibility of Economic Development Planning. Comprehensive neighborhood planning is also dependent on Economic Development Planning. Continuation of Economic Development Planning is vital to Fort Wayne's Community Development Program.

Funding resources:	Community Development Block Grant
	EDA 302(a) Economic Development
	Planning grant

Fair Housing Monitoring This activity is necessary to assure that local, state and federal statutes regarding fair housing are enforced. Fair housing activities would involve monitoring of housing practices, investigations of complaints, counseling of potential victims of questionable

practices and the taking of legal recourse, if warranted. It is hoped that these activities can lead to less discrimination in housing, more opportunities for decent housing for minorities and fewer practices that lead to racial concentration and radical economic or racial neighborhood transitions. Community Development resources would be used to supplement the staff of the Metropolitan Human Relations Commission.

Funding resources:	Community Development Block Grant
	Metropolitan Human Relations Commission
	CETA

Neighborhood Planning Neighborhood planning activities involve two major functions. First, it is used to assure that neighborhood strategy areas have full technical assistance in the planning and implementation of Community Development related projects. Planners provide technical expertise and guidance in impact area selection, capital improvement planning, environmental action program implementation, housing improvement program planning and economic development planning.

The second principal function is the preparation of comprehensive neighborhood plans. These plans will specify neighborhood community development needs and articulate a strategy for meeting those needs. Subjects to be dealt with (where applicable) include public facilities, housing, transportation, land use, social services, economic development, and special opportunities and problems. The plan will include proposals for governmental and private actions that will enhance neighborhood viability. Neighborhood plans can be used as a benchmark to measure the effectiveness of implementation efforts in present target neighborhoods. Concurrently, increasing neighborhood planning attention will be shifted from present target neighborhoods to neighborhoods in the central city with significant improvement needs but which are not currently targeted for concentrated improvement activities.

Funding resources:	Community Development Block Grant
	City Funding
	EDA 302(a) Economic Development
	Planning Grant
	CETA

City-wide Comprehensive Planning The City's Comprehensive Plan will propose goals, policies and implementation tools to guide the development and maintenance of Fort Wayne. One aspect of this plan is neighborhood revitalization. This segment will propose a wide range of tools that can be used to achieve stabilization and revitalization. When the plan is adopted by the City Plan Commission and City Council, the policies included in it should begin to guide the routine decision making process. Significant portions of this plan will be used to direct and organize a substantial amount of work toward achieving neighborhood stabilization/revitalization. Adoption of portions of the plan is scheduled to begin in late 1978.

Funding resources:	Community Development Block Grant
	City Funding
	EDA 302(a) Economic Development
	Planning Grant
	CETA

Program Administration The CD Program cannot operate without Neighborhood Care personnel and other administrative staff. This includes counselors, rehab technicians, finance officers, housing inspectors, administrative and support staff and materials.

Funding resources:	Community Development Block Grant
	HUD Housing Counseling Grant
	Title XX Grant
	CETA
	City funding

New and Substantially Rehabilitated Housing Using HUD's Section 8 New Construction Program, new housing will be constructed on a NDP site located in East Central. The project will contain 166 units for the elderly and small families. This should expand housing opportunities and help revitalize

the surrounding area.

There also exist short term opportunities to encourage developers in recycling unused and deteriorating buildings for housing purposes. This opportunity may be particularly appropriate in the downtown revitalization area.

Funding resources:	Section 8 New Construction Program
	Section 8 Substantial Rehabilitation Program

NEIGHBORHOOD STRATEGY TOOLS FOR NON-TARGET AREAS

The major emphasis of the Community Development Program is to concentrate efforts in target areas. However, problems must be addressed in non-target areas just beginning to reveal unhealthy characteristics. Failure to do so could cause several negative impacts on the neighborhood. The program tools to be utilized in non-target areas are briefly described on the next couple of pages.

Spot Housing Code Enforcement Code enforcement will be available on a case-by-case and surveillance basis to enable a steady effort toward maintenance of housing stock and correction of isolated cases of deterioration outside revitalization areas.

Funding resources:	City-County Minimum Housing
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Neighborhood Care Housing Rehabilitation Loans Housing rehabilitation financing to low and moderate income homeowners will be made available in areas outside of neighborhood strategy areas. Although these loans will be triggered by emergency situations, sufficient funds will be provided to bring housing to code and make other needed improvements when desired. This will enable the City to begin correcting spot deterioration in stable areas. With the Neighborhood Care loan process already in place, this program can begin immediately upon funding at a rate of approximately 8

houses per year.

Funding resources: Community Development Block Grant

Neighborhood Environmental Action A variety of activities will be provided to improve the non-structural environment in stable areas bordering comprehensive neighborhood revitalization areas: special bulk trash pick-ups for elderly, handicapped and female-headed households; clearance of lots vacant from demolished structures; and grading and seeding for open space or special recreational use. Lower income CETA workers will be used, and there will be work participation by neighborhood residents. Residents will also participate in planning new environmental improvement actions. These actions must be coordinated with the Weed Control Program.

Funding resources: Revenue Sharing
City funding

City-wide Neighborhood Analysis and Comprehensive Neighborhood Planning

When a complete analysis is done of the City's neighborhoods, some areas will undoubtedly be revealed as neighborhoods of more significant decline. These neighborhoods will then use the comprehensive neighborhood planning process to specifically identify problems, needs, directions, policies and programs which can be applied when adequate resources are available in the future.

Funding resources: Community Development Block Grant
City funding

INDIVIDUAL NEIGHBORHOOD REVITALIZATION STRATEGIES

Seven neighborhoods have been designated for the comprehensive neighborhood improvement program described earlier. Oxford, Hanna-Creighton, LaRez, East Central, West Central, Nebraska and Northwest Central have all experienced significant decline, have major community development and

housing needs and significant concentrations of low and moderate income persons. The Community Development program has to be strategically implemented to address the unique character and needs of each. Comprehensive neighborhood planning will continue to assist this process and identify the total range of programs and policies for each neighborhood's stabilization and revitalization.

Neighborhood associations are active in each of the seven target areas. All capital improvement projects are planned in conjunction with the associations. In fact, the projects frequently originate from the comprehensive neighborhood plans which are endorsed by the associations. The associations also assist Neighborhood Care, Inc. in the development of policy for the housing rehabilitation program; and, they help implement the program by directly encouraging residents to participate in the code enforcement and the rehabilitation financing elements. These associations will also be instrumental in seeking out the governing bodies responsible for problems identified in the Comprehensive Plan which cannot be solved with CD funding because of the ineligibility of the activity. The neighborhood associations can assert pressure on local government agencies to commit monies to programs which complement CD expenditures.

OXFORD

Social and economic transition in the Oxford neighborhood has resulted in the gradual lowering of income levels, dropping housing values, higher vacancy rates and structural deterioration of housing. Besides the restoration and preservation of housing, it is essential that the neighborhood image be changed, that white flight be stemmed, private investment increased, middle income people given reasons to stay in the neighborhood and the housing

market returned to good health.

Revitalization Objectives

Public investment in public facilities and rehabilitation financing should be used to restore confidence in the neighborhood. It is imperative that assistance be provided to those who want to make a commitment to the area by improving their property. This commitment has to be supported by improvements to public facilities. These investments should show people that the physical condition of Oxford is getting better, that government and residents are involved in improving the neighborhood and that the ongoing transition does not have to result in deterioration.

At this time, physical conditions are deteriorating from north to south. Initially, public improvements, code enforcement and rehabilitation were concentrated in residential areas adjacent to Weisser Park (a significant resource located virtually in the middle of the area of deterioration). Emphasis of CD expenditures has recently switched to the northern lengths of the neighborhood with the intention of insulating this area from the blighting conditions located further north. Capital improvements consisting of curbs, sidewalks and ornamental lighting are complemented by enforcement of housing codes and promotion of rehabilitation loans. A special street design on Colerick and Wildwood, from Warsaw to Lafayette, will complete the northwestern quadrant of the neighborhood.

One program of particular importance to Oxford is Fair Housing Assistance and Monitoring. This program directly helps Oxford by confronting problems that may have contributed to drastic racial change in the neighborhood. Property values and the overall health of the housing market should benefit from this as well as the individuals who may be encountering possible unfair practices in buying or selling property.

The Oxford Neighborhood Association has been active in working to

build a community spirit so that people are not overwhelmed by the ongoing transition. While a full range of neighborhood improvement activities are being contemplated now, the association will particularly be moving forward to involve the community in crime prevention. This should help alleviate the fear associated with social and economic transition.

The three year program will shift emphasis from the northern residential sector of the area to the southeast residential quadrant of the neighborhood and the northern commercial area. Residential rehabilitation coupled with capital improvements should upgrade the southeast quadrant to where it can be stabilized or enhanced. A cooperative effort between Oxford, LaRez and Hanna-Creighton will address the Pontiac commercial strip. Through the efforts of the LCD and the impacts of capital improvements on Pontiac Street, the commercial area can be strengthened to not only serve a stabilized Oxford neighborhood but also other nearby rejuvenated neighborhoods. Thus, within a seven year time frame, it is anticipated that Oxford will have transformed from a declining housing market with a weakening commercial area, to a stabilized housing market with a strengthened commercial area. As a result, a neighborhood has become a more attractive place to live for all, even those who were anticipating leaving prior to the stabilization of Oxford.

Revitalization Programs and Activities

Concentrated Housing Inspections
Neighborhood Care Housing Rehabilitation Loans and Grants
Rehabilitation Subsidies
Emergency Housing Rehabilitation Loans
Urban Homesteading
Acquisition & Direct Rehabilitation
Relocation
Paint Project
Housing Counseling

Neighborhood Environmental Action
Housing Planning
Capital Improvements
Local Development Corporation
Commercial District Capital Improvements
Economic Development Planning
Fair Housing Monitoring
Comprehensive Neighborhood Planning
Comprehensive City Planning
Program Administration

HANNA-CREIGHTON

Hanna-Creighton is one of the areas of greatest decline in Fort Wayne's Community Development program. It is a neighborhood that must be stabilized soon. Otherwise, blight will destroy its viability as a residential area and the prospects for rehabilitation will evaporate. Unfortunately, the area suffers from a general sense of hopelessness and the tendency of the community to consider Hanna-Creighton as an area with a bleak future.

Revitalization Objectives

Community Development activities are geared to preventing the area from becoming increasingly blighted. This will require direct improvements, increased resident involvement in maintenance and improvement of the housing stock and the fostering of a community realization that Hanna-Creighton has the potential of providing housing opportunities in a respectable environment.

Community Development activities will focus on a small area where a positive effect can be achieved. Accomplishments here ought to show people that the future can be good in Hanna-Creighton and that private and government investment can have an impact. Scattered activities, such as rehabilitation loans and general environmental improvements, will be used to assist those with serious needs and to slow further blight.

So far, capital improvements have been implemented in an area immediately adjacent to a redevelopment project consisting of a cooperatively owned and managed housing project (Rainbow Terrace), a successful private low and moderate income apartment complex (Eden Green), a new school and a new YMCA. Rainbow Terrace is conducting its own improvement project and the Old Fort YMCA is a focal point for neighborhood activities. Work

in this impact area has softened the effects that the large low and moderate income housing projects have had on this area.

The three year strategy for this neighborhood will proceed in a similar manner in the southeastern portion of the neighborhood; assisting areas where there has been public and private investment and maintaining continuity with the stabilized core wherever possible. Code inspections, demolition, rehabilitation financing and exterior house painting are complementary elements that will also be used to assist the entire neighborhood. Environmental improvement projects will play an important role in Hanna-Creighton by turning the eyesores left by demolition into attractions by eliminating the general mess that plagues the area, and by helping elderly, disabled and other needy people who are present in great numbers.

Many of the employees of the environmental impact and paint program reside in Hanna-Creighton. Therefore, these CETA programs assist in expanding economic opportunities to residents of Hanna-Creighton.

Commercial resources in Hanna-Creighton are limited. Since the Pontiac Street commercial strip is a shared boundary with Oxford and LaRez, use of the LDC will be an important link in providing assistance for future commercial vitality. The LDC can assist local businessmen in obtaining financial help, coordinate physical development, and help entrepreneurs to establish neighborhood oriented enterprises. Jobs for area residents should result as economic vitality returns to the area. A capital improvements program along Pontiac Street must be shared by all three neighborhoods to create the appearance of a unified and healthy commercial area.

This will be the fourth year that Hanna-Creighton has been in the CD Program. This neighborhood has made great strides in the last three years in addressing its decline. However, because of the severe problems apparent in this neighborhood when it was placed in the program, results of the CD

program have not been as dramatic as in other target neighborhoods. It is anticipated that because of the past program exposure and the increased confidence of residents in their neighborhood, the CD program can change the environment and image of the area. The next three years should proceed with accelerated interest. Whether this accelerated interest will have the effect of generating enough enthusiasm and support to provide long term stability for the entire neighborhood during the seven year time frame is uncertain. However, short term stability most likely can be achieved and sufficient results accomplished to indicate that Hanna-Creighton has been upgraded and the image changed.

As in other neighborhood strategy areas, the neighborhood association will receive assistance. The primary goal, in addition to assisting with Community Development decision making and programming, will be to involve and disseminate information to the residents. It is important to let people know that somebody is concerned and that assistance is available.

A Comprehensive Neighborhood Plan has recently been completed for this neighborhood. The neighborhood plan goes beyond the resources of Community Development and proposes solutions to both the immediate physical problems and structural long term problems of Hanna-Creighton. The plan outlines both government and private responsibilities to improve the neighborhood.

Revitalization Programs and Activities

Concentrated Housing Inspections
Neighborhood Care Housing Rehabilitation Loans and Grants
Rehabilitation Subsidies
Emergency Housing Rehabilitation Loans
Urban Homesteading
Acquisition & Direct Rehabilitation
Relocation
Paint Project
Housing Counseling

Neighborhood Environmental Action
Housing Planning
Capital Improvements
Local Development Corporation
Commercial District Capital Improvements
Economic Development Planning
Fair Housing Monitoring
Comprehensive Neighborhood Planning
Comprehensive City Planning
Program Administration

EAST CENTRAL

Directly adjacent to the Central Business District, East Central is a neighborhood with severe housing and development needs (See Figure 4). A great percentage of housing units need rehabilitation and the concentration of low and moderate income persons has resulted in a wide range of problems.

Revitalization Objectives

The first priority in East Central is to make the neighborhood a better place to live by eliminating blight, improving public facilities, housing and the general environment. More decent housing for low and moderate income people is needed as well as the development of a positive attitude. As these improvements take effect, a supportive climate for maintenance, rehabilitation, investment and revitalization can develop.

Rehabilitation financing and associated housing activities, including demolition of unsalvageable structures with supportive environmental improvement projects, will be used throughout East Central. Summit Street is one of East Central's strongest residential areas, since Lincoln National Life rehabilitated roughly 50 houses on Summit and in the adjacent area. This area has become a source of neighborhood pride. The strategy for this neighborhood is built around the distinctive feature of utilizing extensive street redesign and park development on Summit Street. Further concentrated code enforcement, rehabilitation financing, and public improvements will be implemented in areas contiguous to the Summit Street project. Fifth and sixth year projects are bounded by Harmar, Lewis, Anthony and the alley between Eliza and Hayden Streets. Here the association members have adopted plans to install the ornamental street lights along with repair and replacement of curbs and sidewalks. The three year strategy is to extend physical development activities and supportive services further

south to include most of the southeast corner of the neighborhood. It is hoped that the establishment of a strong quadrant within the seven year time frame will have dramatic effects on the remaining neighborhood. Less effort and resources will have to be expended to expand this solid core into the remaining part of the neighborhood. Hopefully, the remaining portion of the neighborhood will undergo dramatic changes as the climate for real estate investments has been enhanced.

To directly create more low and moderate income housing in East Central, a redevelopment project on an NDP site will be complete through the construction of 166 units of Section 8 housing. This will not only help to house elderly and small family residents, but it will return land to productive use and represent reinvestment in the neighborhood.

Economic development activities that produce jobs can benefit East Central by providing employment for some of the many unemployed that live there. Additionally, the paint project and the environment improvement program employ East Central residents through the CETA program.

Besides the needs associated with extensive decline, East Central faces serious land use, transportation and other development issues created by its proximity to rail lines, the CBD and major traffic corridors. It is located in census tract 13 and 14, which have corresponding housing vacancy rates of approximately 24% and 27% respectively. One sub-area of the neighborhood has more than half of its 250 housing structures in a deteriorated condition. To further compound this problem, many residents of this area are so economically deprived that many times housing improvements or maintenance must be delayed in order to provide the basics of living. The comprehensive neighborhood plan for this area, which will be completed in 1979, will address these associated economic and social problems in terms of revitalizing this area.

Revitalization Programs and Activities

Concentrated Housing Inspections	Housing Counseling
Neighborhood Care Housing Rehabilitation Loans & Grants	Neighborhood Environmental Action Housing Planning
Rehabilitation Subsidies	Capital Improvements
Emergency Housing Rehabilitation Loans	Local Development Corporation
Urban Homesteading	Economic Development Planning
Acquisition & Direct Rehabilitation Relocation	Fair Housing Monitoring
Paint Project	Comprehensive Neighborhood Planning
	Comprehensive City Planning
	Program Administration

LaREZ

The LaRez neighborhood has deterioration problems which have serious implications for not only LaRez, but for the entire City. The declining CBD is to the north, Hanna-Creighton to the east, Oxford to the south and east, and some substantial residential areas starting to show decline are to the west and south of LaRez.

Revitalization Objectives

The principal objective in LaRez is to stop decline at its source in the neighborhood and to begin building a decent living environment. Although there are areas of only moderate decline, the instances of severe blight must be eliminated and rehabilitation undertaken where housing deterioration is becoming extensive if a decrease in the spread of deterioration over the long run is hoped for.

Stabilization activities in LaRez are being concentrated in the north-east section which adjoins Hanna-Creighton. This will enhance the impact of individual neighborhood projects, and increase the chances of securing a sizeable section of the central city. Code enforcement, rehabilitation financing, and capital improvements are the specific elements to be emphasized in this impact area. The remaining elements of the neighborhood improvement program will be undertaken in the impact area and throughout LaRez.

Upon completion of the aforementioned impact area, emphasis will shift to the interior of LaRez. This area suffers from some of the same problems that the northeast section has. Therefore, similar program emphasis will be utilized. The remaining portion of the three year strategy will reveal similar activity in the northwest sector of LaRez.

LaRez is in the second year of the CD Program. Fort Wayne's CD program is designed to strategically place public expenditures to encourage private commitment. However, since LaRez has only been in the program for two years the total effects of public expenditures on private commitments has not matured. Because this ratio of public expenditure to private commitment has yet to be established, it is impossible to set a time frame for completion of this neighborhood. Probably, an additional year in the program for LaRez will reveal some insight into when completion can be anticipated.

The LaRez Association has developed a crime prevention program which uses trained specialists to help residents make their property less vulnerable to crime. Since crime, and the fear of it, has such a strong influence on decline in LaRez, this program will provide valuable support to the physical improvement activities. In addition to its ongoing programs in the neighborhood, the association also works with the Department of Community Development and Planning to plan and carry out the various community development programs. This association is also involved in seeking other funds to complement CD expenditures.

LaRez faces a special problem posed by the fact that the City's principal north-south traffic corridor bisects the neighborhood. Expansion of those arterials within the corridor is being considered by transportation planners. Any action concerning this possibility should be integrated into other development activities and neighborhood preservation criteria. A comprehensive neighborhood plan for LaRez is very near

completion. This plan will address this particular transportation issue and other specific issues affecting the residential solidarity of LaRez.

Revitalization Programs and Activities

Concentrated Housing Inspections	Neighborhood Environmental Action
Neighborhood Care Housing Rehabilitation Loans and Grants	Housing Planning
Rehabilitation Subsidies	Capital Improvements
Emergency Housing Rehabilitation Loans	Local Development Corporation
Urban Homesteading	Commercial District Capital Improvements
Acquisition & Direct Rehabilitation	Economic Development Planning
Relocation	Fair Housing Monitoring
Paint Project	Comprehensive Neighborhood Planning
Housing Counseling	Comprehensive City Planning
	Program Administration

WEST CENTRAL

Situated to the west of the CBD, West Central includes areas of great need as well as a historically significant area with vast residential resources and potential. The commercial corridor on Broadway supports the neighborhood and presents definite opportunities for development.

Revitalization Objectives

The objective in West Central is to preserve the character of the area and to rehabilitate the more deteriorated areas. The neighborhood is strong enough that governmental action can be reasonably expected to leverage enough private investment for the neighborhood to be revitalized and become viable.

Already, capital improvements and code enforcement have been undertaken in an area adjacent to the strongest residential area in West Central. A recent historic survey, partially funded through CD monies, has identified many key historic structures in West Central. The establishment of a historic district in West Central should heighten private investment in the existing housing stock. Future capital improvements are targeted for one relatively stable area and for another that is badly deteriorated. In the

latter area, code enforcement and supportive rehabilitation financing will be focused to improve housing. Concentrated code enforcement is also proposed for a largely rental area to facilitate rehabilitation.

A key element of West Central's revitalization will be the construction of a parking lot adjoining Broadway. This parking lot will serve the commercial establishments on Broadway and a new community center partially funded with previous year CDBG monies. Continued commercial investments will be assisted by LDC activities. Success here , as well as in the remaining residential oriented revitalization activities, should complement the bulk of concentrated efforts by the program in West Central.

The three year program in West Central emphasizes continued funding for capital improvements and housing rehabilitation in residential sectors of the neighborhood for years five, six and seven. Capital improvements to enhance the commercial atmosphere of Broadway is scheduled also for the seventh year. These Broadway capital improvements will complement the efforts of the LDC. The residential area improvements consist of curb and sidewalk repairs and replacement, and the installation of ornamental street lights in various areas in the neighborhood.

Although second and third year capital improvements have not been completed, the completion of all program elements are anticipated in a seven year time frame. Accelerated activity in completion of these capital improvements is encouraged to spend already committed CD monies.

Active citizen participation efforts in West Central have continued since the introduction of the Neighborhood Development Program (NDP) to this area in the late 1960's. This citizen participation effort has resulted in a Plan Commission approved sketch plan. Updating and refinement of this plan is scheduled for 1979. The primary purpose of this revised plan will be to give direction and measure the need for future Community Development activities.

Revitalization Programs and Activities

Concentrated Housing Inspections	Neighborhood Environmental Action
Neighborhood Care Housing Rehabilitation Loans and Grants	Housing Planning
Rehabilitation Subsidies	Capital Improvements
Emergency Housing Rehabilitation Loans	Local Development Corporation
Urban Homesteading	Commercial District Capital Improvements
Acquisition & Direct Rehabilitation Relocation	Economic Development Planning
Paint Project	Fair Housing Monitoring
Housing Counseling	Comprehensive Neighborhood Planning
	Comprehensive City Planning
	Program Administration

NEBRASKA

Located just west and north of West Central, Nebraska is spatially characterized by its component sub-areas being bounded by intersecting rail lines. Besides the varying land uses which this pattern suggest, the neighborhood also experiences different degrees of housing deterioration. The worst decline is in the center of the neighborhood. Areas within the remainder of Nebraska are markedly better and the housing just to the north of Nebraska is stable.

Revitalization Objectives

Clearly, the neighborhood to the north would benefit by the stabilization of Nebraska. Given the fact that Nebraska also faces difficult land use conflicts, it is important to use community development resources to assist in stabilization by providing needed amenities, rehabilitation financing, code enforcement and other activities that will directly improve the neighborhood. Activities should help to develop pride and commitment as well as to encourage private investment. With a strong ripple effect from direct community development projects, substantial revitalization can become a reality.

Because of Nebraska's location along rail lines it contains numerous industrial and transportation facilities. West Main Street runs through

the middle of Nebraska and is an active commercial corridor. Economic development activities can address both elements and result in both productive use and re-use of existing structures to the benefit of the community and the neighborhood, and stimulation of West Main as a neighborhood support street.

Since housing and general deterioration have been the greatest in the center of Nebraska, that core has been targeted for concentrated capital improvements and code enforcement with supportive rehabilitation financing. The psychological effects have been great as people throughout the neighborhood see the improvements. During program year 5, both the southeast and southwest peninsula will receive ornamental lighting and housing rehabilitation. Success in these two impact areas will enhance the neighborhood's image and trigger even greater rehabilitation within the remainder of Nebraska. Other revitalization activities throughout Nebraska will serve to amplify the ripple effects from the impact areas. The entire southeast peninsula, and Greenwood Street in the southwest peninsula, will receive curbs and sidewalks during the next program year to complement and encourage continued rehabilitation of housing units. The third year of the program will concentrate on spot rehabilitation in the western sector of Nebraska with additional ornamental lighting being placed in the northwest sector. The rationale for this three year program is to emphasize concentrated rehabilitation efforts, complemented with supporting capital improvements, for the remaining need areas. Spot rehabilitation will also augment these efforts by upgrading the housing stock. It is anticipated that by the end of year seven, the effects of community development expenditures will have marketably enhanced the residential atmosphere of Nebraska.

The Nebraska Neighborhood Association, working out of it's neighborhood center, continues to be active in providing a variety of supportive

services to the neighborhood. This organization also assists Community Development and Planning in the preparation of an on-going neighborhood planning program.

Nebraska's Neighborhood Plan, which will be completed in 1979, will address actions to rectify land use and transportation conflicts. The plan will also address methods for preserving industrial facilities and for capitalizing upon the natural resources such as the St. Mary's River, while maintaining the integrity of a sound residential area.

Revitalization Programs and Activities

Concentrated Housing Inspections	Neighborhood Environmental Action
Neighborhood Care Housing Rehabilitation Loans and Grants	Housing Planning
Rehabilitation Subsidies	Capital Improvements
Emergency Housing Rehabilitation Loans	Local Development Corporation
Urban Homesteading	Commercial District Capital Improvements
Acquisition & Direct Rehabilitation	Economic Development Planning
Relocation	Fair Housing Monitoring
Paint Project	Comprehensive Neighborhood Planning
Housing Counseling	Comprehensive City Planning
	Program Administration

NORTHWEST CENTRAL

Northwest Central geographically links the declining core, including the CBD, with highly stable areas on the fringe. The southern section is badly deteriorated, the central area has declined but is certainly capable of revitalization, and the northern portion is showing the initial stages of decline.

Revitalization Objectives

Stabilization of the southern portion, extensive treatment in the middle section, and strategic rehabilitation activity in the north should strengthen this neighborhood considerably. Such action will benefit the low and moderate income residents. In addition, the proposed action will directly deal with blight, stop the spread of blighting influences, and

significantly address neighborhood decline in the northwest quadrant of Fort Wayne. The first year of the three year strategy is geared to placement of additional capital improvements in the center section of the neighborhood to enhance private rehabilitation of adjoining residential structures. Comprehensive code inspections and enforcement, rehabilitation financing, and other housing and environmental improvement activities will be utilized to stimulate private investment. During the second year of the three year program, utilizing the same tools, emphasis will be shifted to the southern portion of the neighborhood. The last program year will deal with the area east of Wells Street in a similar fashion as the first two years addressed other areas in the neighborhood. Area-wide application of stabilization and revitalization activities should arrest blight while work continues in the areas of concentration. Within a seven year time frame, the weaker areas of Northwest Central should be secured, thus achieving the objective of arresting blight in this neighborhood.

Wells Street is one of the most diverse neighborhood support commercial strips in Fort Wayne. However, because of change pressures created by transportation improvement proposals and because of general neighborhood decline, there has been disinvestment and deterioration along Wells. Therefore, LDC planning and implementation could target resources to Wells Street and its business community when the impact of transportation improvements on the corridor is known.

The Northwest Central Association is completing a land use and transportation plan for the neighborhood and will be taking an active role in comprehensive neighborhood planning. Remaining aspects of neighborhood structure and life such as housing, utilities, police and fire protection, are also slated for inclusion in the planning process.

Revitalization Programs and Activities

Concentrated Housing Inspections
 Neighborhood Care Housing Rehabilitation Loans and Grants
 Rehabilitation Subsidies
 Emergency Housing Rehabilitation Loans
 Urban Homesteading
 Acquisition & Direct Rehabilitation
 Paint Project
 Housing Counseling

Neighborhood Environmental Action
 Housing Planning
 Capital Improvements
 Local Development Corporation
 Commercial District Capital Improvements
 Economic Development Planning
 Fair Housing Monitoring
 Comprehensive Neighborhood Planning
 Comprehensive City Planning
 Program Administration

PART IV

COMMUNITYWIDE HOUSING STRATEGY

Fort Wayne's housing needs are described in the community profile and by the narrative summary of community development and housing needs in Part II. In general, the basic needs are (1). structural improvement of deteriorated units (2). elimination of dilapidated structures (3). preservation of standard housing units (4). economic assistance for home maintenance by low and moderate income homeowners (5). more decent units for low and moderate income persons (6). greater private investment for housing improvements and mortgages in declining neighborhoods (7). increased housing value in the declining neighborhoods (8). stabilization of the homeownership market so that entire areas do not become rental dominated (9). emergency housing units for the temporarily displaced (10). decreased vacancy rates in declining and transitional neighborhoods (11). a general strengthening of the central city housing market with housing investment in the central city as well as the outer ring and fringe areas so that Fort Wayne's growth is not skewed entirely to peripheral areas, and (12). better economic mix of dwellers in the central city so that the City is not thoroughly economically segregated.

The principal objective of Fort Wayne's housing strategy is the improvement of the condition of the housing stock. Over 1,150 housing units should be rehabilitated in the next three years. Rehabilitation programs to assist homeowners and landlords, housing code enforcement, and direct rehabilitation of vacant and deteriorated units are some of the tools to be directly utilized to upgrade the condition of existing housing which are substantially below minimum standards.

Concurrent with the improvement of deteriorating housing, it is necessary to ensure the maintenance of standard housing. Housing improvement financing should be available for general property improvements. The housing code must be enforced to keep decent units from deteriorating. The involvement of lending institutions in rehabilitation financing should have the effect of expanding rehabilitation efforts and should commit these institutions to continued investment in the central city. Elderly and handicapped residents would be able to seek assistance for exterior painting. Private maintenance efforts will be supported by improvements to the overall environment including open areas, public facilities and capital improvements.

A secondary objective of the housing strategy is to keep and attract population into the central city. The elimination of deteriorating conditions will have the effect of retaining residents who once considered leaving and should also have the effect of attracting new residents to the central city. Additional housing sources will be established by the rehabilitation of substandard units and the construction of new housing units, especially for low and moderate income persons.

STRATEGY OF HOUSING INCENTIVE TOOLS UTILIZED IN TARGET AREAS

A number of housing incentive tools will be utilized to upgrade the housing stock and encourage the retention and attraction of residents to the central city. The objective and strategy of each of these tools will be discussed in the following paragraphs. The programs will be applied to target neighborhoods in varying degrees as the demand dictates. These same programs will be applied in varying degrees to address housing quality, housing economics and housing market and supply.

Concentrated Housing Code Inspections. The objective of this program is to identify needed housing improvements. This identification process will indicate actions to be taken to bring the housing stock into standard condition. This will in many cases initiate the rehabilitation process. Initial inspections of all the housing units in the seven target areas will be completed by 1980. This program is funded by both Community Development money and the City Budget. Community Development funding over the next three years is anticipated to be at an annual level of approximately \$42,000.

Neighborhood Care Housing Rehabilitation Loans and Grants. The primary objective of this program is to encourage rehabilitation through financial incentives which make housing renovation improvements economically affordable. This program is geared not only to serve the residents presently occupying the structures, but also to encourage new residents to undertake rehabilitation of the existing housing stock. The program provides long-term low interest housing rehabilitation loans. Rehabilitation loans and grants will encourage the upgrading of a substantial number of housing units by 1980. Community Development funding over the next three years will be at an annual level in excess of \$1,000,000.

Rehabilitation Subsidies. The objective of this program is to encourage more financial resources for housing rehabilitation. Presently, the demand for direct loans exceeds the fiscal capacity of Neighborhood Care. This program will be instrumental in encouraging investment institutions to become involved in rehabilitation of housing units. CDBG monies will be used to accelerate this commitment by investment institutions. This program will further increase the loan capacity supported by CDBG monies and involve local lenders in the stabilization and/or revitalization of target areas. Such a commitment by local lenders to the future of these target areas will

have long term benefits for retention of desirable residential environments. Since this program is being developed, cost estimates over the next three years can not be allocated. Funding for this program will most likely be derived from a portion of the budget allocated to rehabilitation loans and grants.

Emergency Housing Rehabilitation Loans. The objective of this program is to meet the urgent needs of homeowners with a critical housing defect within a short response time. Through this process other repairs which would be caused by the deficiency can be averted. Further rehabilitation assistance is provided after the emergency situation is rectified to encourage the reestablishment of a standard housing unit. This program should continue on a city-wide basis until 1980. Emphasis of this program will be given on a spot basis to both target and non-target areas. Community Development funding for this program over the next three years will be approaching an annual level of \$100,000.

Urban Homesteading. The objective of this program is to encourage the rehabilitation of abandoned housing and return the structure to sound condition for the occupancy role. Abandoned and deteriorated housing units are purchased in target areas and then turned over to people who take the responsibility for making needed improvements. The strategy of this program is to reinforce the residential environment of a target neighborhood and to recycle the existing housing stock into a marketable situation. This program will be implemented until 1980. It is anticipated that after 1980 the target areas will have been refurbished to the extent that these abandoned structures will have become attractive private investments for housing resources and, thereby, making it possible for homesteading in these target areas to be phased out. Community Development funds support this program as well as acquisition, direct rehabilitation and rehabilitation loans and

grants.

Acquisition and Direct Rehabilitation. The objective of this program is to acquire substandard structures to initiate the removal of deteriorating conditions. Housing which is unfeasible to rehabilitate will be demolished. Other housing units will be rehabilitated for emergency housing or transferred to the homesteading program to await private rehabilitation. Thus, the program reinforces the residential vitality of target neighborhoods by eliminating substandard housing structures and upgrading the environment. This program will continue its efforts in certain target areas beyond 1980. Community Development funding for acquisition is anticipated to be approximately \$48,000 annually for the next three years. Comparable figures for direct rehabilitation are about \$47,000.

Relocation. The primary objective of this program is to assist people in finding standard housing units at affordable costs. Most of this activity is concentrated in assisting people to vacate substandard housing units and establish residence in a standard unit. Occasionally, the program is used to provide temporary shelter to residents while their former structure is undergoing extensive rehabilitation. This program assists in creating a market for standard housing units while creating a disincentive for the retention of substandard structures. Most of the relocation workload is concentrated in target areas. It is anticipated that this program will continue after 1980 to help relieve the human suffering caused by displacement. Community Development funds support this at an annual rate of approximately \$89,000 for the next three year period.

Paint Project. The major objective of this program is to assist elderly and disabled persons in maintaining the exterior of their housing units. This high visibility maintenance program creates a psychologically uplifting effect on both the homeowner and neighbors. Concentration of this activity

in target areas has had the effect of encouraging rehabilitation of adjoining structures. This program will be utilized in target areas until 1980. Community Development funding to support this activity is projected at an annual level of \$20,000 over the next 3 years. CETA funding is also projected for this activity.

Housing Counseling. The primary objective of this program is to provide knowledge and information to low and moderate income families on subjects such as available housing programs, rehabilitation methods, rehabilitation financing and budget and credit counseling. Knowledge of these subjects will assist low and moderate income families in coping with and addressing future housing problems. Consequently, standard housing units are more likely to be retained at a standard level and the residents will be prepared for housing maintenance instead of being overpowered by unexpected housing problems. This program is an important element in sustaining standard housing and, as a result, its continued operation after 1980 is encouraged. This activity is proposed to be continued for the next three years. The supplemental funding to Community Development expenditures from other sources for this program is expected to be continued over the three year period.

Housing Planning. The documentation of housing needs by size, income level, type and geographical area is the objective of this program. Continued monitoring of housing programs and how effectively they meet the described need is a secondary benefit of this program. Basically, the program helps set a direction for the housing activities and draws upon the housing tools to implement it. It is expected that this program will continue as long as the need for low and moderate income housing remains. Funding sources are Community Development and the local budget. It is anticipated that the funding level will increase slightly in the next three year period. Funding

sources will remain the same.

New and Substantially Rehabilitated Housing. The primary emphasis of this program is to expand the housing resources of low and moderate income families and individuals. New housing construction and the rehabilitation of existing rental units will be encouraged in target areas to strengthen the housing market. This program will be emphasized continually as a source of upgrading the existing housing stock and creating new housing resources. Funding levels of this program are uncertain mainly because the private market response determines the amount of funding spent in this housing program.

Fair Housing Monitoring. The primary objectives of this program are to lessen discrimination in housing and to create more housing opportunities for minorities. The elimination of practices which lead to racial concentrations can effectively detour radical economic or racial neighborhood transition. The three year plan anticipates continued Community Development funding of this program at an annual level of approximately of \$20,000. CETA funding is also used to support this housing activity.

STRATEGY OF HOUSING INCENTIVE TOOLS UTILIZED IN NON-TARGET AREAS

Non-target neighborhoods are scheduled for housing activities on a spot basis rather than the concentrated effort utilized in target areas. Housing activities in non-target areas are designed to prevent further decline and to eliminate unhealthy characteristics which could evolve into major problems. The objectives and strategies of each of the tools used in non-target areas will be discussed in the following paragraphs.

Spot Housing Code Enforcement. The major objective of this program is to identify needed housing improvements on a case-by-case basis. The correction of these isolated cases of code deficiencies will eliminate negative

characteristics which if allowed to spread could have severe impacts on the neighborhood. This program, funded through a cooperative effort of Allen County and the City of Fort Wayne, will continue to operate during the next three year period. Approximately 4,500 initial inspections will be conducted annually in non-target areas of the City during the three year time frame.

Neighborhood Care Housing Rehabilitation Loans. The objective of this program is to provide financial assistance for spot rehabilitation in non-target areas. These loans will be triggered by emergency situations. Corrective action for spot deterioration in stable neighborhoods will create positive impacts on adjoining residential structures. This program is supported completely by Community Development expenditure at an annual rate of approximately \$16,000. This annual level of funding is anticipated to remain constant over the three year period.

Neighborhood Environmental Action. The objective of this program is to improve the non-structural environment in stable areas bordering comprehensive neighborhood revitalization areas. This program includes activities such as special trash pick-ups, clearance of blighted lots, and grading and seeding of lots. Revenue sharing and City funding support this program. It is anticipated funding for this program will continue at its current rate for the three year time period.

Comprehensive Neighborhood Planning. The purpose of this program is to offer technical assistance to neighborhoods. The comprehensive neighborhood planning process will identify problems, needs, directions, policies, and programs. These neighborhood plans will give guidance to the decision making process. Non-target area plans will be initiated on need basis. The neighborhoods facing the critical problems will be given first priority. Many of these first priority neighborhoods bound the existing target areas.

The City's budget and Community Development expenditures support this program. Comprehensive Neighborhood Planning activities are scheduled for the total three year period. The annual funding level is anticipated to increase only slightly during this period.

HOUSING QUALITY

Structural Improvement of Deteriorated Units

Concentrated code enforcement and spot inspections will encourage rehabilitation. The Block Grant will provide rehabilitation financing to property owners wanting to bring their houses to code and to make general property improvements. Other resources such as Section 321 rehabilitation loans and Section 8 lease subsidies will also be used to encourage rehabilitation. Some deteriorated structures that are unused will be acquired and provided to homesteaders who will then be required to invest rehabilitation money in the units. Other structures will be purchased and directly rehabilitated before being sold on the open market. When houses are suffering from severe lack of painting and are owned by low and moderate income elderly or disabled families, the paint program, which uses CETA labor and Block Grant purchased paint, will solve the problem. Finally, the general effect of the comprehensive revitalization program should be to create a climate of improvement and stimulate private rehabilitation efforts.

Elimination of Dilapidated Structures

Demolition will be used only when rehabilitation is deemed impossible. Since the goal is to increase the number of standard units, demolition will be used as a tool of last resort.

Preservation of Standard Units

Code inspection and rehabilitation financing for general improvements

will be used to make sure that standard units remain that way and that maintenance becomes feasible for low and moderate income homeowners as well as other qualifying homeowners. Block grant and Section 312 loans will fund rehabilitation.

HOUSING ECONOMICS

Economic Assistance for Home Maintenance by Low and Moderate Income Homeowners

Section 312 loans, direct rehabilitation loans and grants and direct maintenance through the paint program will help people in need maintain their housing.

More Decent Housing Opportunities for Low and Moderate Income Persons

All activities that improve substandard housing will accomplish this goal. Additionally, Section 8 new construction will directly add units. Housing counseling and Fair Housing monitoring will help people find decent housing and keep it. Neighborhood improvement in low and moderate income areas will also expand housing opportunities. Section 8 rental assistance will help low and moderate income residents secure housing in existing standard housing units.

Greater Private Investment

Rehabilitation loans use federal money to get homeowners to invest their own money. In the future, lending institutions will hopefully be induced to invest in housing rehabilitation through a leveraging of CDBG funds. This program will change patterns of disinvestment and increase the private financial market commitment to central city housing. As the central city improves and private investment increases, neighborhoods will begin to attract mortgage money as people decide to buy houses

in the area. Policies developed through the city comprehensive plan (for example, site value taxation) should complement and stimulate the process.

Increased Housing Value

Increased housing value cannot be accomplished through a specific set of projects. However, depressed values in the central city are indicative of a weak market, lack of confidence, poor general conditions and severe decline. Neighborhood revitalization should work to the point where central city houses are worth as much as comparable houses elsewhere. Retention of and investment in housing by non-low income persons and greater economic integration of residents is part of this process. The housing stock of the city is such that an invigorated housing market and revitalized neighborhoods should not displace significant numbers of low and moderate income households who desire to remain in those areas. There is only one area in a predominately low and moderate income neighborhood where a dramatic increase in income could be anticipated (West Central). In that instance, the impact area is small and the houses not economically conducive to maintenance by low and moderate income homeowners. To the extent possible, Section 8 lease subsidies can artificially help lower income families compete in the rental housing market in that area.

HOUSING MARKET AND SUPPLY

Increased Homeownership

As areas in the central city become increasingly renter occupied, maintenance and stability decline. By assisting low and moderate income homeowners in maintaining their property, the program will make it possible for these people to keep their homes. Urban homesteading and acquisition-rehabilitation-disposition activities will directly increase

homeownership. Rehabilitation financing for general property improvements can entice some people into keeping their central city houses instead of moving into larger or more comfortable ones elsewhere. Also, some suburbanites may even be induced to buy and move into homes in some central city neighborhoods.

Emergency Housing Units

Every year, some low and moderate income people are displaced or without housing for any of variety of reasons. Neighborhood Care, Inc. will maintain several housing units suitable for temporary housing for such persons. Counseling will then help them in finding more permanent quarters.

Decreased Vacancy Rates

Residential abandonment plagues several central city neighborhoods. This is indicative of a poor real estate market and general lack of confidence. Housing values in trouble areas are pushed down even further as owners desperately try to sell their properties. As additional units become vacant, they are not used because no one wants to live in the affected area, owners cannot recover their investment, or the vacant units are not suitable for habitation.

Certainly as a symptom of the larger market problem, high vacancy rates are dealt with when that problem is conquered. However, the rates are also an intrinsic problem. Homesteading and acquisition, direct rehabilitation, and Fair Housing monitoring and enforcement can help. Yet the basic solution will have to be the revitalization of neighborhoods.

Strengthen the Central City Housing Market

Currently, Fort Wayne suffers from a collapsed housing market in

several central city areas and a booming market in the fringe areas. This accelerates decline and leads to sometimes wasteful dispersion of public facilities to accomodate expansion. A strengthened central city housing market should bring money back into the central part of Fort Wayne, should protect private investment, lead to more balanced growth, and continue revitalization and secure it in areas that are coming back.

Direct improvement through rehabilitation and a coordinated revitalization program, growth management and regulatory policies implemented through the comprehensive planning process, and increased investment through the LDC and the leveraging of rehabilitation funds should all help shape up the private real estate market.

Economic Mix in Central City

An improved housing market and increasingly viable central city neighborhoods can help retain and attract middle income people. This should in turn reinforce the housing market, change community attitudes, deconcentrate income related problems and further accelerate renewed viability of neighborhoods. No major projects are planned to bring in higher income dwellers, but rather the intent is to tie individual household decisions to housing size and quality.

PART V

COMMUNITYWIDE PUBLIC FACILITIES AND IMPROVEMENT STRATEGY

Only one project in the three year plan can be conceived of as a communitywide public facility or improvement. This project in itself is not communitywide in scope. However, the effect this project will have on the regeneration of the downtown area does have communitywide impact.

Fort Wayne's downtown area has suffered from many of the same problems that are evident in other large urban centers. Although the dominance of retail sales and, to a lesser degree, the employment in Fort Wayne's Central Business District has diminished in the last three decades, substantial investments in buildings and other capital improvements remain in the Central Business District. Many urban areas throughout the country in the last three decades have not only witnessed a relative decline in retail sales in the downtown business district but an absolute decrease. When the amount of sales in Central Business Districts are related to the rate of inflation in the national economy, many more urban areas have witnessed a decline in the amount of goods sold from a Central Business District location. The faith of Fort Wayne's Central Business District has closely followed these national trends.

The Central Business District (CBD) vitality is important not only to Fort Wayne's urban area, but it is also of primary importance to the Community Development target areas. The CBD is geographically located in the center of the seven designated target areas. Trends which appear in the CBD generate effects in the Community Development target areas. A healthy CBD can create a positive image and express a positive impact on

the regeneration of adjoining neighborhoods.

The CBD, because of its proximity to Community Target areas, is a major source of employment opportunities for target area residents. Increased employment opportunities created by a rejuvenated CBD will have the effect of increasing the economic potential of many target area residents who are presently unemployed or under-employed. With this increased economic opportunity, the residents of target areas will have more disposable income to spend on upgrading their housing situation. Hopefully, these residents will remain in the target areas and commit increased investments in the existing housing stock.

Rejuvenation of the retail function of the CBD will increase the residential attractiveness of the seven Community Development target areas. Not only will the existing underutilized or vacant CBD structures become more attractive for occupancy by retail functions, but the development of new CBD retail structures will be enhanced. Hopefully, increased retail functions and employment opportunities in the CBD will enhance the attraction of convenience retail facilities. Because of the proximity of the CBD to the target areas and the frequency of bus routing between the CBD and target areas, the consumer needs of target area residents can be satisfied to a greater degree. The location of easily accessible convenience retail facilities will enhance the residential atmosphere of nearby target areas.

A key element to the rejuvenation of the CBD has long been recognized as the establishment of a nine block semi-mall. The proposed semi-mall encompasses Calhoun Street from Douglas Avenue to Columbia Street and Wayne Street from Harrison Street to Clinton Street. The purpose of this capital improvement project is to unify the blocks involved in a package and to create an atmosphere to attract additional investment into the CBD. The cost of this capital improvements project is expected to exceed \$1,000,000.

Community Development expenditures of \$200,000 are scheduled for the last two years of the three year plan. Because of the limited amount of Community Development monies and commitments of the Community Development program to complete target area improvements in a seven year time frame, alternative sources of funding for the remaining costs of the semi-mall project or phases of the semi-mall project are encouraged.

PART VI

ECONOMIC DEVELOPMENT STRATEGY

A great deal of planning effort has been made within the last year in formulating an economic development program for Fort Wayne. The first product of this effort has been the completion of the City's Overall Economic Development Program. The major economic development needs and proposed activity priorities presented in this part are taken from that program. During the upcoming year, the City plans to carry it's Overall Economic Development Program (OEDP) a step further into the program and implementation stage by developing a Comprehensive Economic Development Strategy (CEDS). The CEDS in essence is an investment strategy designed to outline a process and/or program to target limited federal, state, and local (both private and public) funds into identified economic development need areas.

THE MAJOR NEEDS FOR ECONOMIC DEVELOPMENT IN FORT WAYNE

Fort Wayne's needs for economic development can be divided into three categories. There are those needs that concern the lack of opportunity for area residents, those that relate to the flow of commercial and industrial businesses from the City to the surrounding area, and those that address the cost of living for the City's low and moderate income residents. There is, of course, a good deal of overlap among these three categories, but they will be used as a basis for future discussion of Fort Wayne's economic development needs.

NEEDS RELATING TO THE AREA'S LACK OF ECONOMIC OPPORTUNITY

This set of needs relates to jobs, preferably those that offer advancement opportunity, both within the City and in the area outside the City. It is important that these jobs be accessible to the City's low and moderate income people. Three needs that can be identified under this category include the need for training programs, a program to attract new industry and to retain existing industry, and a study of the City's land needs.

Job Training Programs

Job training is needed to help low and moderate income people develop the skills that they need to get jobs that will pay them a living wage and offer them a chance to advance from their low or moderate income status. This training should be especially accessible to youth as they are the people most in need of job skills.

Retaining and Attracting Industry

A program is also needed both to retain Fort Wayne's existing industries and to attract new industries to the area. Retaining existing industries is important in that existing jobs are the core of the area's economy and that roughly 90% of the area's new jobs come from the expansion of existing industry. Regardless of the efforts placed on maintaining the existing industrial base, there is bound to be some loss of local firms because of changing economic conditions. To offset this anticipated loss and to keep pace with the natural growth in the labor force, efforts must be made to encourage non-local firms to locate in Fort Wayne.

Study of Industrial Land Needs

If existing industries are going to expand and new industries are going to move into the area, there must be sufficient land for industrial growth. A study of industrial land and vacant industrial buildings both

inside the City and in the surrounding area is necessary. This study should focus on industries' present and projected needs. These needs should include the size of the parcel, its location and the City services required by industry. The adequacy of the area's inventory of existing industrial land in meeting the expansion needs of industry must be addressed.

NEEDS RELATING TO STEMMING THE FLOW OF INVESTMENT FROM THE CITY TO THE COUNTY

In terms of population, the Fort Wayne urban area is not significantly growing. Any decision to locate in the area surrounding the City is, in essence, a decision not to invest inside the City limits. In other words, since real growth is limited, growth in the urbanized area surrounding the City comes at the expense of the City. If the City is to remain viable, a set of programs must be devised to make investment inside the City at least as attractive as investment in the area surrounding the City. This is important both to maintain the City's tax base, and to provide accessible job opportunities for Fort Wayne's low and moderate income residents. Specifically, there are five major economic development needs in this category. These are a program to encourage certain types of industry to locate in the City, a capital improvements program to help provide proper utilities and improvements to inner city commercial and industrial sites, a set of location incentives, a program to rehabilitate the central business district, and a program to help revitalize neighborhood commercial areas.

Encouraging Industrial Locations Within the City

More businesses, especially certain types of industry, are needed within the City limits. These industries are needed to provide jobs for inner City residents, especially low and moderate income residents that are either within walking distance or are accessible by public transportation. These industries would also help to stabilize the City's tax base and provide

investment in areas of the City that are presently experiencing considerable disinvestment. The location of industries within the City is also important to the City from a fiscal and land use standpoint, because when industry locates in areas that already have public utilities, the City's utility companies save considerable capital improvements money. There is a need to encourage the recycling of the considerable number of vacant industrial buildings in the City. A land needs study should be made to include vacant industrial buildings.

Capital Improvements Programming

The second need in this category is a program of capital improvements to make inner City sites more attractive to industries. Basically, what this amounts to is providing enough access and utilities to these sites to make them competitive with the larger, cheaper sites in the surrounding county.

Taxation Incentive

Several different types of taxation incentives are needed to complement the capital improvements program. The first of these is something to make it unprofitable to keep commercial and industrially zoned land vacant. A property tax that taxed land at a higher rate than improvements may accomplish this. The Department of Community Development and Planning is conducting a study of the impacts of a tax of this type. Another taxation incentive that is needed is a set of very specific, temporary tax abatements. These would make it possible for the City to provide a business with an incentive to locate in a specific area in the City. The Indiana State Assembly has declared it possible for a city to define certain redevelopment areas within its boundaries. Within these areas a city can give limited tax abatements.

Revitalization of the Central Business District

A fourth reinvestment need is revitalization of the downtown area of Fort Wayne. This area was once the major office and shopping area of the County, but due to a complex set of circumstances, including cheap land outside the City, parking problems, transportation difficulties and climate controlled malls, it has declined considerably. Presently, it is characterized by vacant deteriorated buildings and vacant storefronts, and is in danger of losing much of its little remaining retail sector. Several major office buildings anchor the downtown area, but more investment is needed, and something must be done to revitalize retail activity in this area. The retail sector in the downtown is important because it has the potential of providing a shopping center that is near many central city neighborhoods, and reinvestment in the central business district will aid revitalization efforts in the surrounding low and moderate income residential areas.

Neighborhood Commercial Revitalization

The other commercial revitalization need is in neighborhood commercial areas. The same pressures that have caused the decline of the central business district have caused a corresponding decline in neighborhood commercial areas of the City. If any real neighborhood revitalization is to take place in Fort Wayne, investment must be made in the commercial areas of low and moderate income neighborhoods to complement the investment being made in

